COMMUNITY HOUSING STUDY

CARMACKS HOUSING REPORT

JANUARY, 2001

YUKON HOUSING CORPORATION

CARMACKS

COMMUNITY HOUSING REPORT

A Study on Housing Quality

A Research Project by:

Yukon Housing Corporation

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CARMACKS COMMUNITY HOUSING REPORT

EXECUTIVE SUMMARY

GENERAL INFORMATION

The Yukon Housing Corporation, in conjunction with the Northern Research Institute, undertook a housing study in Carmacks in March 1998. The purpose of the study was to look at the quality of housing in the community. A total of 151, randomly selected, households were interviewed.

This summary provides key highlights of the Carmacks housing study. The study looks at dwelling adequacy, dwelling affordability, dwelling suitability, access to home ownership, as well as seniors and elders needs. It also compares Carmacks with the Yukon.

DWELLING ADEQUACY – KEY HIGHLIGHTS

The study looks at *dwelling adequacy*, which refers to:

- the energy efficiency of the dwelling;
- the state of repair of the dwelling;
- the presence or absence of basic facilities in the dwelling;
- the need for health and safety considerations in the dwelling including running water, electricity, heat, and smoke alarms; and
- the desire of the occupants to improve the dwelling.

ENERGY EFFICIENCY

Just over 28 percent of Carmacks households pay more than $2 per square foot to heat their homes (page 10)[1]. A number of factors come into play when considering energy costs including the type of window pane, the thickness of walls, and the kind of heating system. Energy related repair needs in Carmacks are 44 percent versus 14 percent for the Yukon (page 20).

STATE OF REPAIR

Sixty-one percent of all dwellings in Carmacks require major repairs compared with 33 percent in the Yukon (page 23). Just over 44 percent of Carmacks households require major repairs to wall, foundations, floors, and ceilings (page 25). Forty-nine percent of dwellings require minor repairs (page 28). Minor repairs include such things as window, flooring and door repairs (page 29). The state of household repair needed in Carmacks is higher than Yukon wide results.

BASIC FACILITIES

Ninety-one percent of the Carmacks dwellings have basic amenities such as hot and cold water, toilet, sink, bath and electricity while 9 percent lack some basic facilities (page 31). The Yukon wide results show 4 percent of dwellings lacking basic facilities.

HEALTH AND SAFETY DEFICIENCIES

Sixty-two percent of Carmacks dwellings have health and safety deficiencies (page 33). These deficiencies may range from not having a kitchen exhaust system to not having adequate sewage disposal. For example, 13 percent of dwellings do not have working smoke alarms (page 34). Health and safety deficiencies in Carmacks are higher than Yukon wide results.

[1] The page numbers identified throughout this summary refer to the data in the Carmacks Community Housing Report.

DESIRED IMPROVEMENTS

Respondents stated they would like to make improvements from major structural repairs to other major repairs or changes to the dwelling. Almost 6 percent of respondents would like to make major structural repairs (page 40). Another 13.91 percent would like to make improvements to other major repairs or changes to the dwelling.

DWELLING AFFORDABILITY - KEY HIGHLIGHTS

The study looks at *dwelling affordability*, which refers to:

- whether the occupants pay 30 percent of their gross income for shelter costs.

AFFORDABILITY PROBLEM

Fifty percent of Carmacks respondents do not have an affordability problem while 20 percent have a potential problem. Only 7 percent have an affordability problem (page 42). Carmacks and Yukon results are similar. Affordability seems to be as much of a problem in Carmacks as in the rest of the Yukon.

DWELLING SUITABILITY – KEY HIGHLIGHTS

The study looks at *dwelling suitability*, which refers to:

- the number of bedrooms in the dwelling; and
- the ease of access for the disabled and elderly.

CROWDING

Crowding is an issue in Carmacks. Fifteen percent of Carmacks households do not have enough bedrooms (page 44). This compares with 6 percent for the Yukon.

ACCESSIBILITY FOR DISABLED AND ELDERLY

Just over 13 percent of Carmacks households have one disabled person (page 47). These households are equipped with most accessibility features. However, 10 percent of Carmacks households with at least one disabled person require ramps, and 25 percent require handrails and grab bars (page 49).

ACCESS TO HOME OWNERSHIP – KEY HIGHLIGHTS

The study looks at *access to home ownership* in terms of:

- reasons for renting.

RENTING

There are many reasons why people choose to rent rather than buy their own homes. In the study, renters' responses range from "there is a lack of desirable housing in the community" to "short stay." Excluding the "Other" category, the most significant reason given, at 26 percent, for not purchasing a home in Carmacks is the down payment (page 51). Another 22 percent say they have no other option, but to rent.

SENIORS AND ELDERS NEEDS - KEY HIGHLIGHTS

The study looks at the *needs of seniors and elders* in terms of:

- dwelling suitability.

DWELLING SUITABILITY

Seniors and Elders information was not included in the study when Carmacks was surveyed.

COMMUNITY HOUSING STUDIES METHODOLOGY

BACKGROUND

In 1986, national census data was released that indicated the need for improved housing quality in Yukon. That data suggested that housing quality in the territory was among the lowest in Canada. Since then, the Yukon Housing Corporation has strengthened existing programs and created new programs to assist Yukoners to improve the quality of their housing.

The Yukon Housing Corporation wishes to continue its effort to help Yukoners improve their housing. In order to do that, the Yukon Housing Corporation requires good quality information to determine if its programs are helping to improve housing in the Yukon, and to possibly refocus the Yukon Housing Corporation's policies, programs and services to meet the needs identified by Yukoners.

STUDY DESIGN

In an effort to get up-to-date information on housing conditions and the housing needs of Yukoners, the Yukon Housing Corporation designed and managed a housing data collection project that consisted of a series of community housing surveys completed throughout the Yukon. These surveys were carefully designed to obtain answers to the Yukon Housing Corporation's critical policy questions. These policy questions can be grouped into three general standards of housing quality. These standards are also used to assess housing quality throughout Canada. They are:

- *Dwelling Adequacy* (physical condition): refers to the presence or absence of basic health and safety features in the home, for example, running water, electricity, heat, smoke alarms are basic health and safety features.
- *Dwelling Affordability* (dwelling costs with respect to household income): refers to a measure of the ability of the occupants to pay for their housing. This includes an analysis of the affordability of home ownership as compared to home renting.
- *Dwelling Suitability* (factors such as crowding and accessibility): refers to the appropriateness of the dwelling for the current occupants. For example, is the home accessible for its occupants, or are there enough bedrooms. This section included a special analysis of seniors' and elders' needs.

Each of these three housing quality standards contains sub-themes. For example, the first one, *Dwelling Adequacy,* is comprised of the following:

- Energy Efficiency,
- State of Repair,
- Presence or Absence of Basic Facilities,
- Health and Safety Items, and

- Desirable Improvements.

The information provided in the responses to the community housing surveys allows the Yukon Housing Corporation to determine the quality of dwellings in each community.

This housing quality indicator report provides a summary of the responses to the questions in the community housing survey. It also provides information on a Yukon wide basis to allow the reader to compare housing conditions in your community with those in the Yukon in general.

PROCESS

The Yukon Housing Corporation contracted with the Northern Research Institute to complete the door-to-door surveying. The Northern Research Institute recruited and trained the surveyors, and administered the survey.

Community Housing Surveys were completed for the communities of Beaver Creek, Burwash Landing, Carcross, Carmacks, Dawson City, Destruction Bay, Haines Junction, Marsh Lake, Mayo, Ross River, Teslin, Watson Lake, and Whitehorse.

In each of the 13 communities surveyed, the local government, and the relevant First Nation government were informed of, and included in the process. Their assistance was critical to our success in obtaining excellent quality housing data in these studies. In return, Yukon Housing Corporation committed to providing this report on housing quality to these communities.

The Northern Research Institute hired interviewers from each community with the exception of one community where no local people applied for the positions. In every case, the local government and the relevant First Nation government office were contacted in advance of the survey. In many communities, Yukon Housing Corporation and Northern Research Institute staff met with officials from those offices to review the surveying process in the community and to provide information to those concerned.

SAMPLE DESIGN AND SAMPLE SIZE

The Yukon Housing Corporation and the Northern Research Institute physically mapped all occupied dwellings in each of the communities that were surveyed. From this "population" of dwellings, we randomly sampled a specific number of households to interview. For each community, Yukon Housing Corporation determined the correct number of households to survey in such a way as to make the quality of the data the same in each community. As a result, in each community, the data is statistically accurate within 10 percent, 19 times out of 20. In Carmacks, 151 households were surveyed out of an estimated 164 dwellings.

TIME OF DATA COLLECTION

The surveying was done in Carmacks in March 1998.

DATA QUALITY

A random sample survey was completed for each community. Of the approximately 11,700 households in the Yukon, 2,138 households were surveyed through this process. In each community, this survey yielded very high quality, statistically valid data. The confidence interval of the data is 95 percent; the margin of error is 10 percent [2].

USEFULNESS OF DATA

The housing data is stored in a database that will allow us to look at the data in a variety of ways in order to assess the housing conditions and needs of many different groups within the Yukon population. By analyzing the data in a variety of ways, the Yukon Housing Corporation will be able to make the best possible program and policy decisions to help Yukoners improve their housing.

The data will also provide communities and First Nations with a useful tool that will help them to make decisions about housing improvement priorities.

Data can be provided in more detailed breakdowns and cross-tabulations. It can also be provided in the form of customized report. For example, an energy report will be prepared.

CONFIDENTIALITY

Yukon Housing Corporation is obliged to protect the identities of individual respondents. In general, no information that is confidential under the provisions of the *Statistics Act* and the *Access to Information and Protection of Privacy Act* will be divulged.

[2] When a sample survey is conducted, the results depend on who was selected to be in the survey. A different sample of people might yield different results. The amount of variability in the results obtained from different samples is called the sampling error. We can measure the sampling error by applying statistical formulas. This error can be reported in various ways, one of which is a confidence interval. A confidence interval is a range of likely values. When a sample survey is conducted, we can estimate the proportion of people with some characteristic. Often accompanying the point estimate, a 95 percent confidence interval is given. If you repeated the survey over and over, 95 percent of the time the result would be within the given range, which in this case, is 10 percent.

REPORT FORMAT

This report will consist of a series of pages of charts. Each page will focus on one specific housing topic. The top chart on each page will show the data for that topic from each community, and the bottom chart will show the corresponding Yukon wide data. The data is presented in this way to allow easy comparison of community data with that of the territory as a whole.

In many cases, the charts will show one factor against another factor. Please note, one factor alone is not completely predictive of another factor. In most cases, there are numerous factors that influence the end result.

In the report, a series of charts are presented. For example, energy costs are considered in the context of wall thickness versus energy costs per square foot; window type versus energy costs per square foot; and measures to control energy loss versus energy costs per square foot. These comparisons allow the reader to draw conclusions about the total effect of all of the factors regarding energy costs per square foot.

USE OF INFORMATION

Data is provided for information purposes only. Interpretation and use of data in decision making is the sole responsibility of the user.

1 DWELLING ADEQUACY

The following characteristics of dwellings were used as indicators of the adequacy of the dwelling:

- energy efficiency,
- state of repair,
- basic facilities, presence or absence,
- health and safety considerations, presence or absence of various features, and
- desirable improvements.

1.1 ENERGY EFFICIENCY

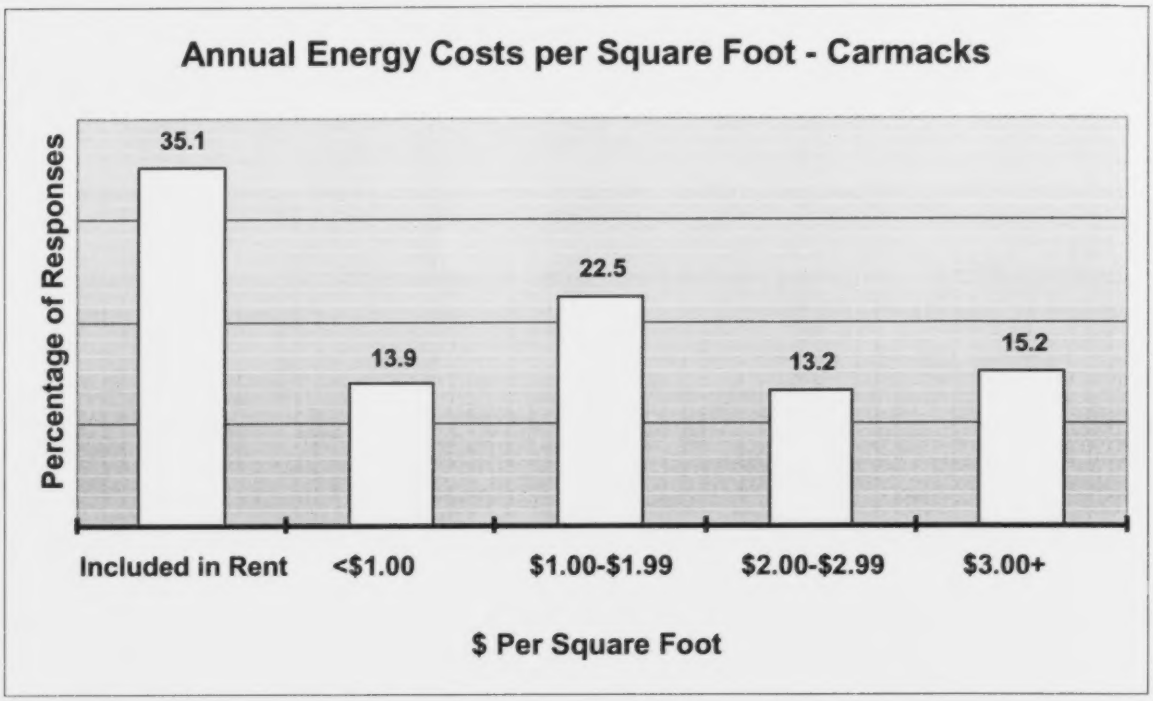
The following 11 sub-themes illustrate various factors related to the energy efficiency of dwellings in Carmacks and the Yukon:[3]

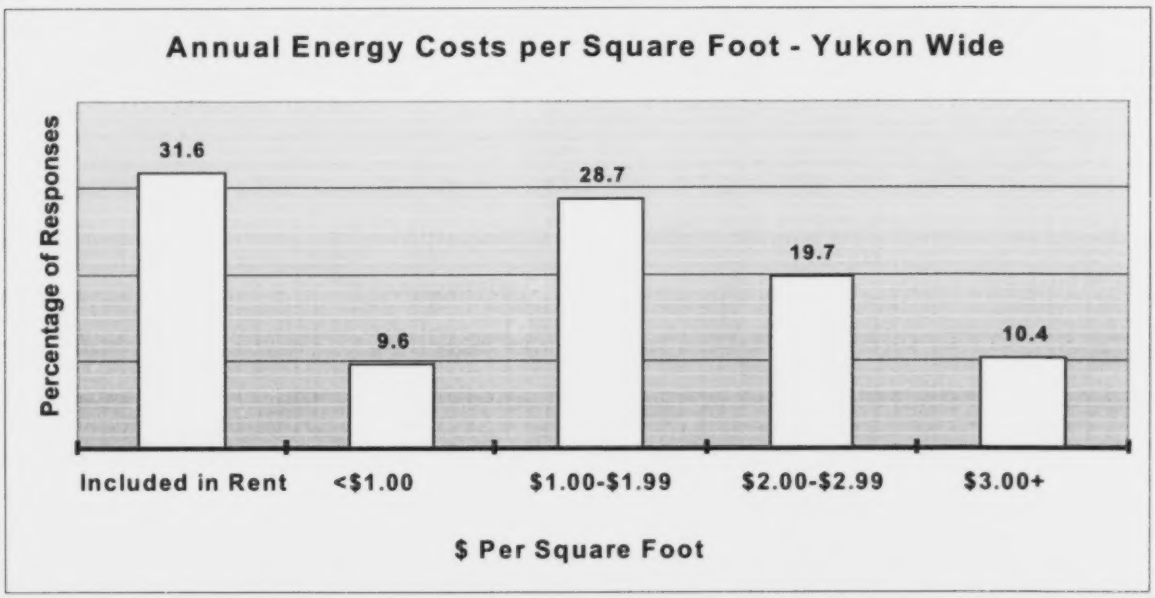
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING SIZE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING TYPE,**
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING FUEL,**
- ⇒ **ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM,**
- ⇒ **ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES,**
- ⇒ **PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED,**
- ⇒ **ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED.**

[3] ANNUAL ENERGY COST PER SQUARE FOOT: In calculating the energy cost per square foot, it should be noted that dwelling square footage includes the main floor and the second floor if applicable. It does not include the basement square footage even if the basement is heated. As well, the calculation of the annual energy cost includes the annual cost of heating fuel and the annual cost of electricity.

1.1.1 ANNUAL ENERGY COST PER SQUARE FOOT

These bar charts depict heating costs per square foot that households pay in Carmacks and in the Yukon.



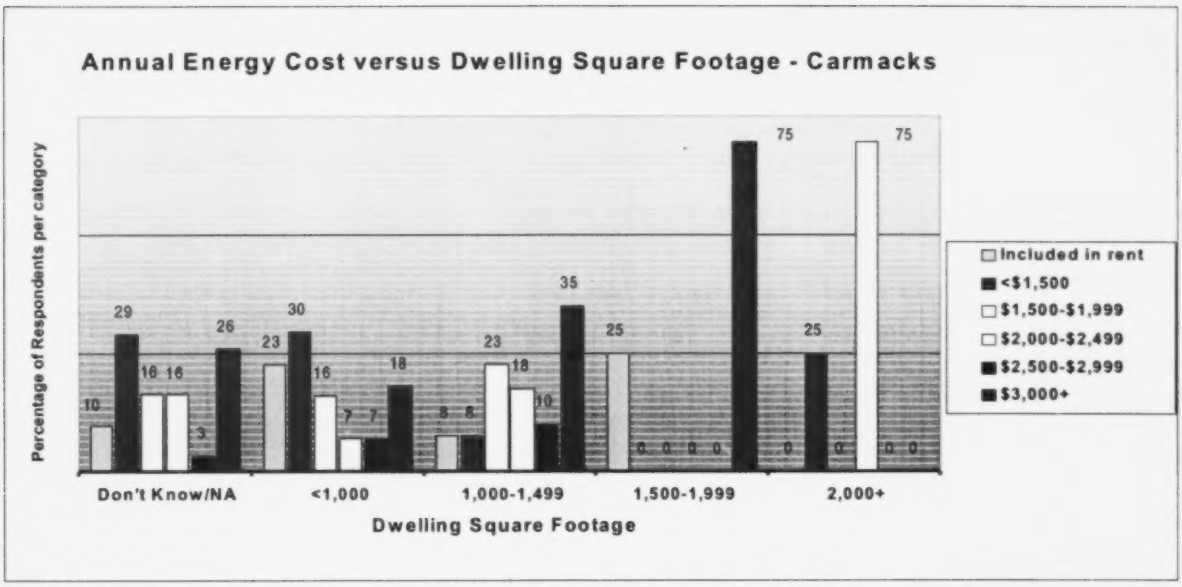


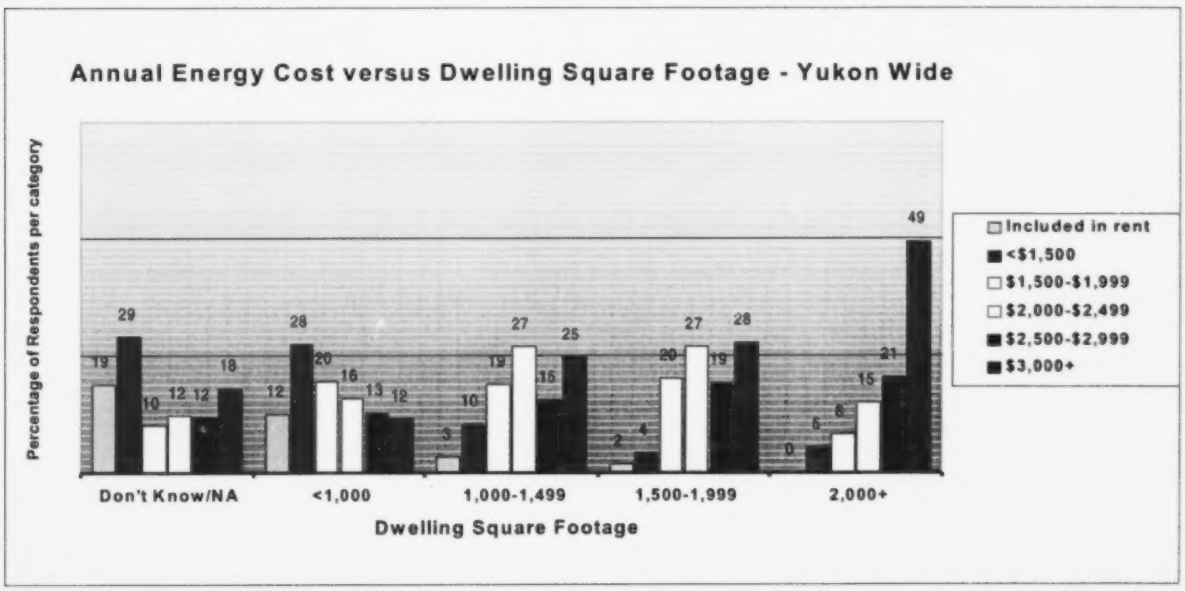
HIGHLIGHTS

- 28.4 percent of Carmacks households and 30.1 percent of Yukon households have heating costs over $2 per square foot.
- 15.2 percent of Carmacks households and 10.4 percent of Yukon households have heating costs over $3 per square foot.

1.1.2 ANNUAL ENERGY COST VERSUS DWELLING SIZE

These bar charts show the relationship between annual energy costs for householders and the square footage of their dwellings.





HIGHLIGHTS

- Larger homes tend to have higher heating costs because of the greater square footage while smaller homes tend to have a lower heating costs due to smaller square footage.
- 75 percent of dwellings with square footage between 1,500 to 1,999 have heating costs of $3,000+.
- 75 percent of dwellings with square footage 2000+ have heating costs of between $2,000 to $2,999.

1.1.2 ANNUAL ENERGY COST VERSUS DWELLING SIZE

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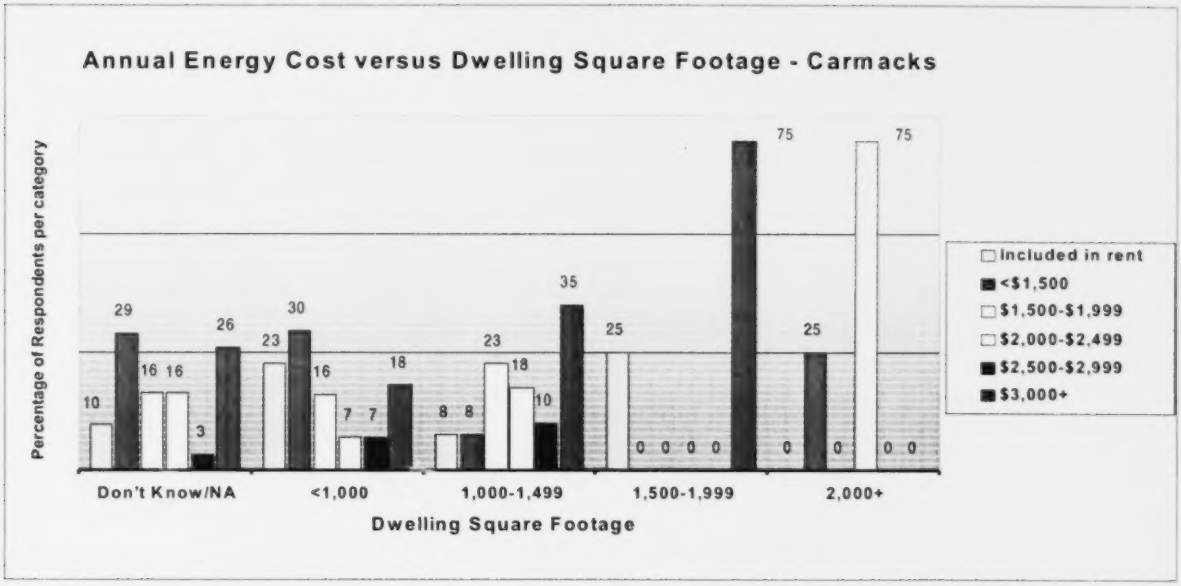

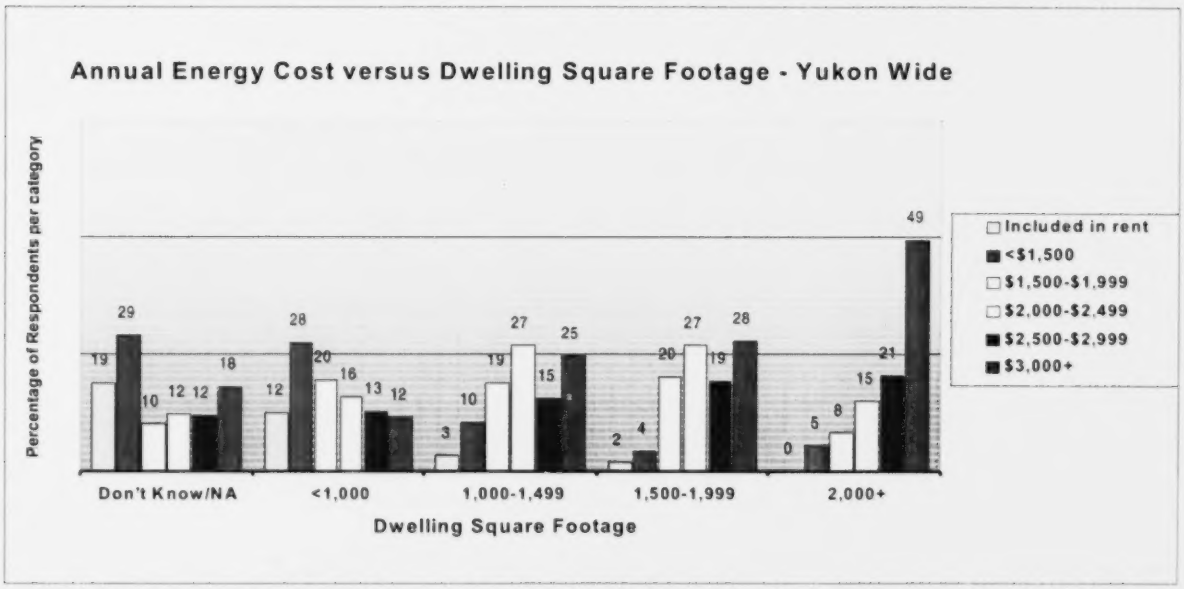

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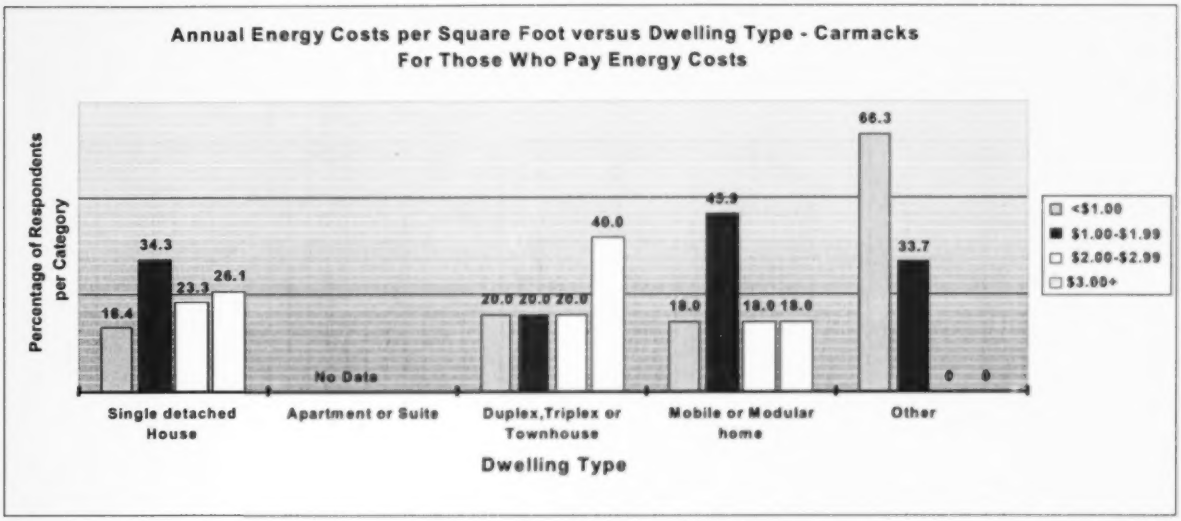
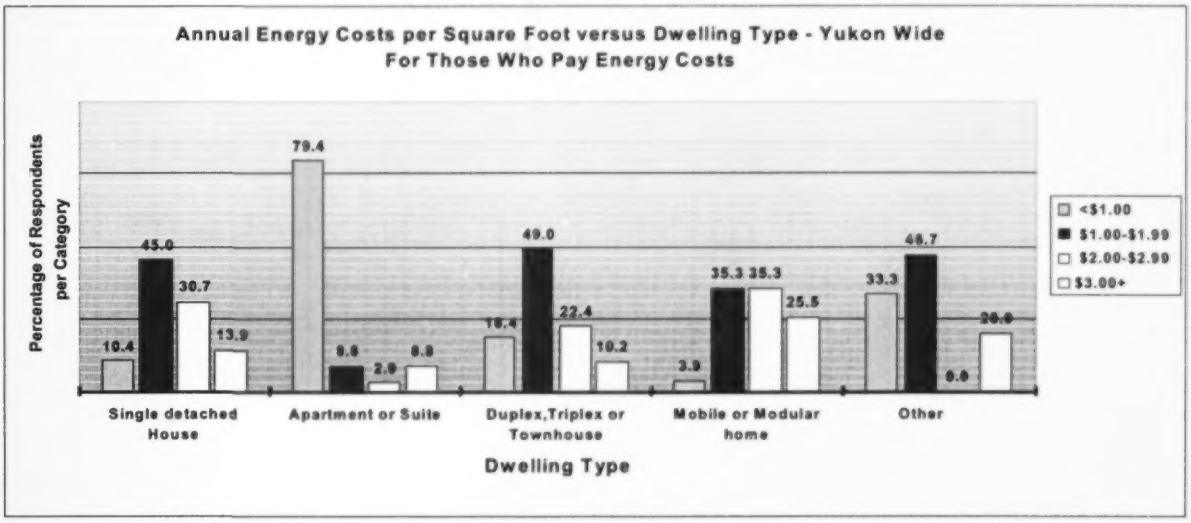
1.1.3 ANNUAL ENERGY COST VERSUS DWELLING TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling type.



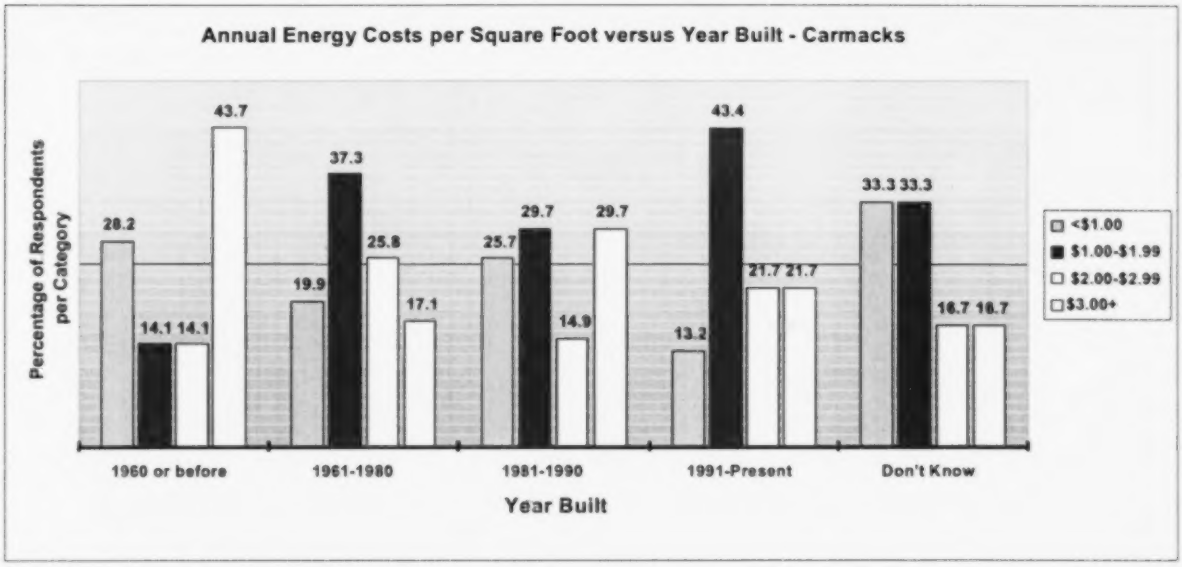


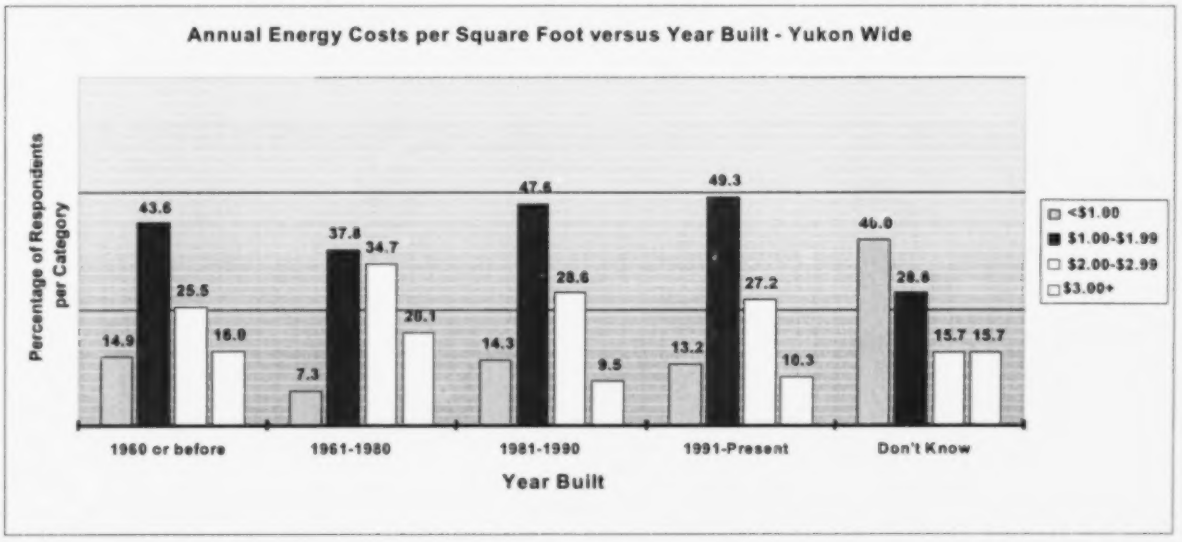
HIGHLIGHTS

- In Carmacks, duplexes, triplexes, and townhouses tend to be the most expensive to heat. 60 percent of them cost more than $2 per square foot to heat.
- In Carmacks, mobile or modular homes tend to be the least expensive per square foot to heat. This result is substantially different throughout the rest of the Yukon where mobile or modular homes tend to be the most expensive dwelling type to heat.
- Caution is advised in interpreting these results. Percentages are potentially misleading in the case of small populations. Total numbers in each category of dwelling are quite small.
- The "Other" category includes dwellings that do not fit into any other category, for example, a five-plex or a mobile home with additions.

1.1.4 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS AGE OF THE DWELLING

These bar charts show the relationship between annual energy costs per square foot for householders and the age of the dwelling.



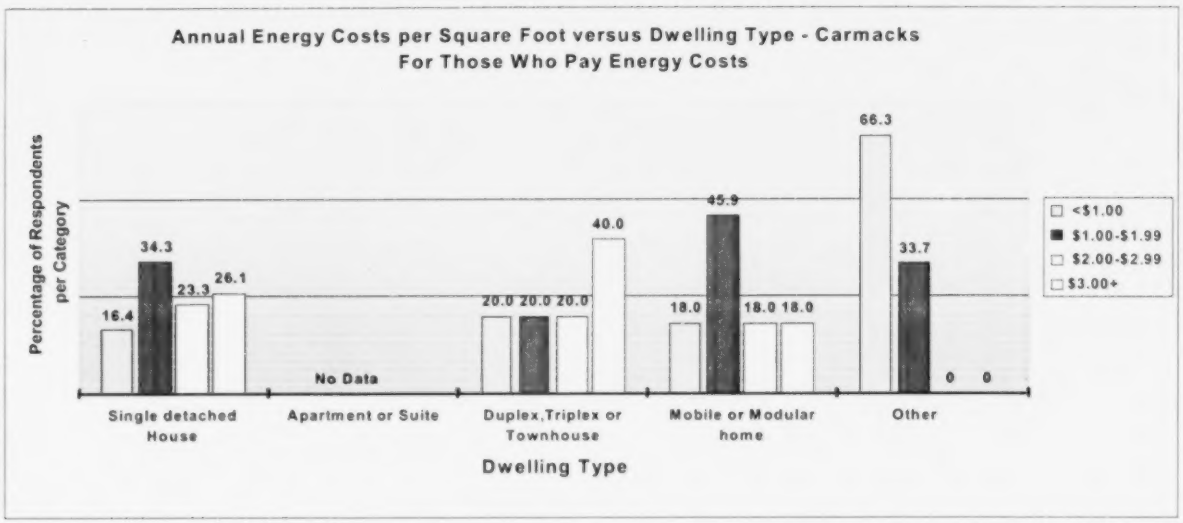


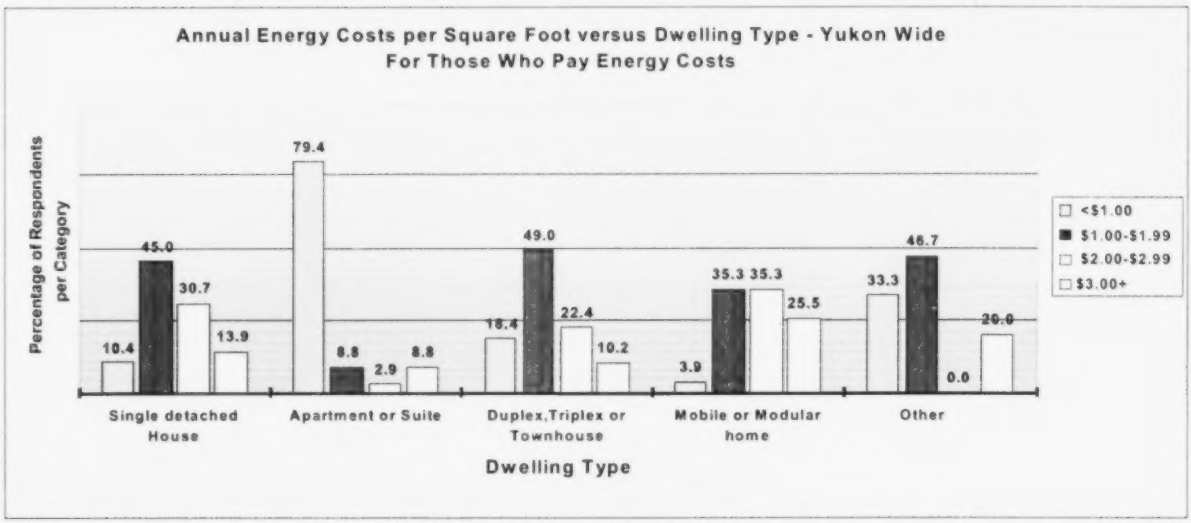
HIGHLIGHTS

- Newer homes tend to have lower heating costs.
- Older homes, pre-1960, have higher heating costs. 57.8 percent of homes built in Carmacks before 1960 have heating costs greater than $2 per square foot. 43.7 percent have heating costs $3+.
- Caution is advised in interpreting these results. Total numbers of dwellings in each category are quite low.

1.1.3 ANNUAL ENERGY COST VERSUS DWELLING TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling type.





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- In Carmacks, duplexes, triplexes, and townhouses tend to be the most expensive to heat. 60 percent of them cost more than $2 per square foot to heat.
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- Caution is advised in interpreting these results. Percentages are potentially misleading in the case of small populations. Total numbers in each category of dwelling are quite small.
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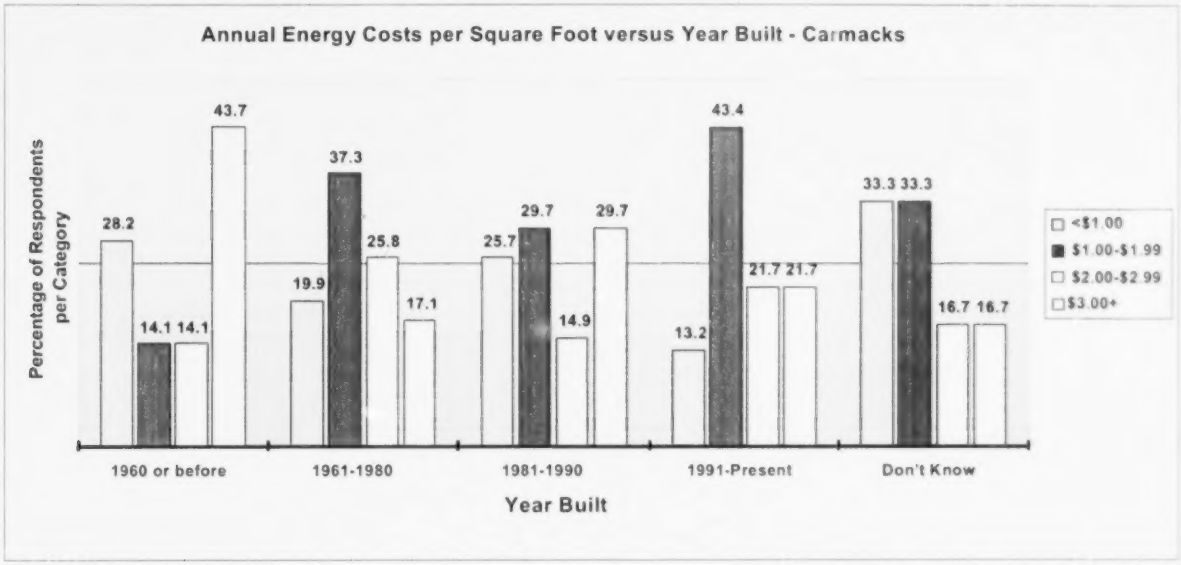
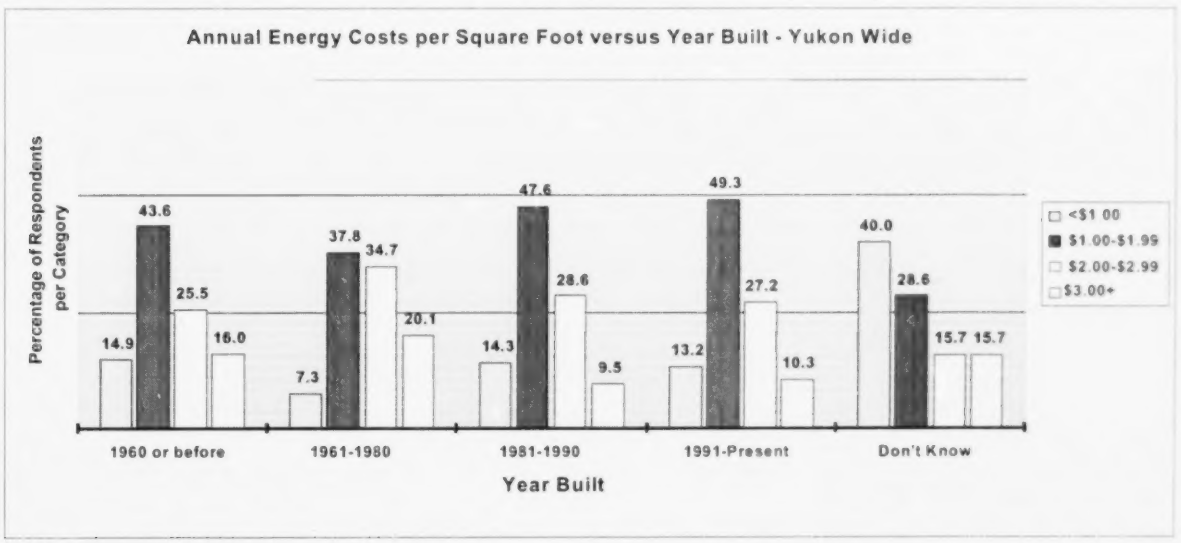


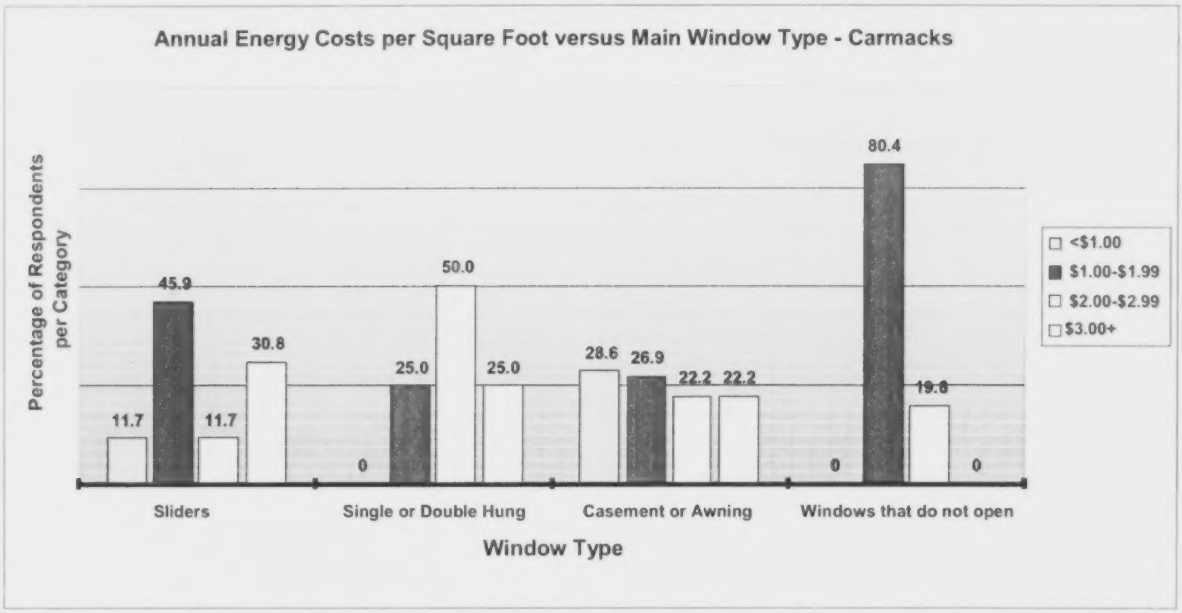


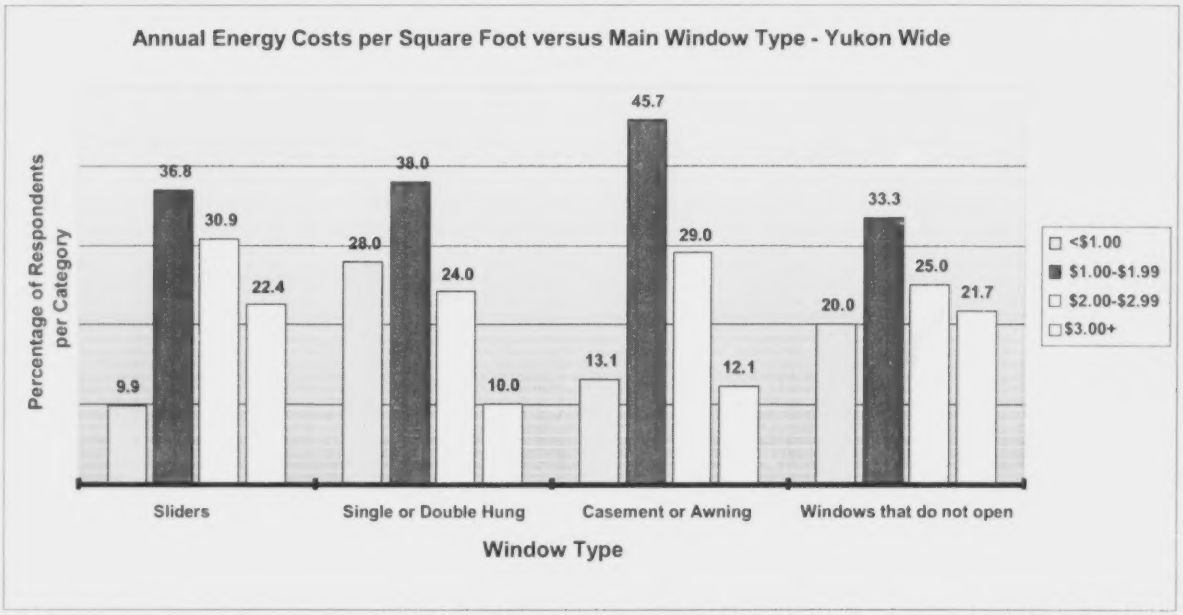
HIGHLIGHTS

- Newer homes tend to have lower heating costs.
- Older homes, pre-1960, have higher heating costs. 57.8 percent of homes built in Carmacks before 1960 have heating costs greater than $2 per square foot. 43.7 percent have heating costs $3+.
- Caution is advised in interpreting these results. Total numbers of dwellings in each category are quite low.

1.1.5 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window type.

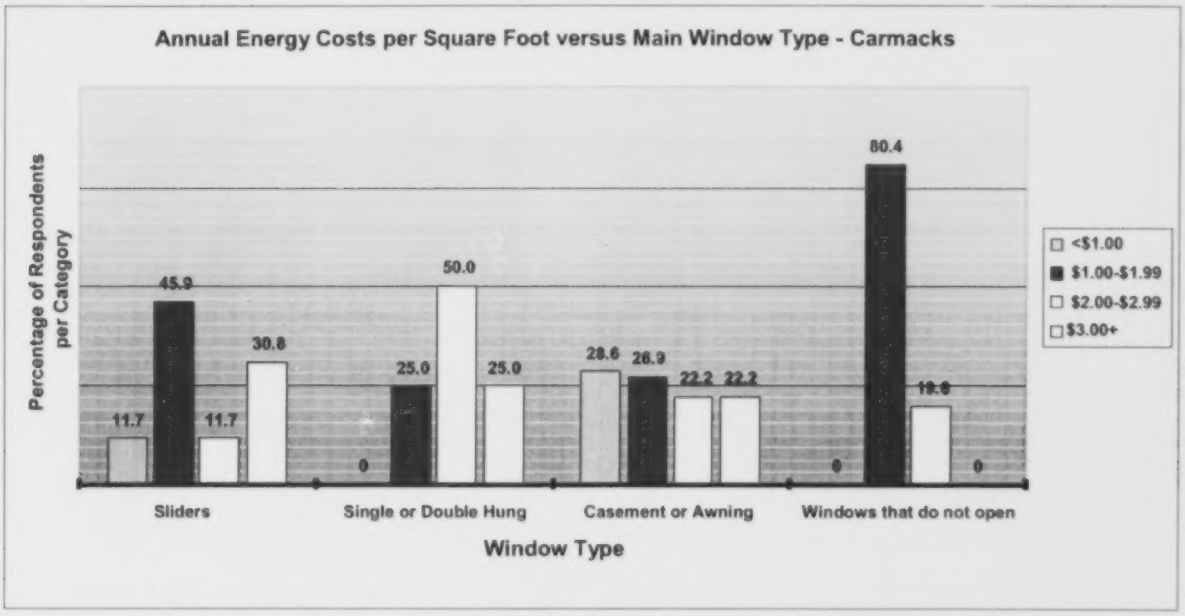


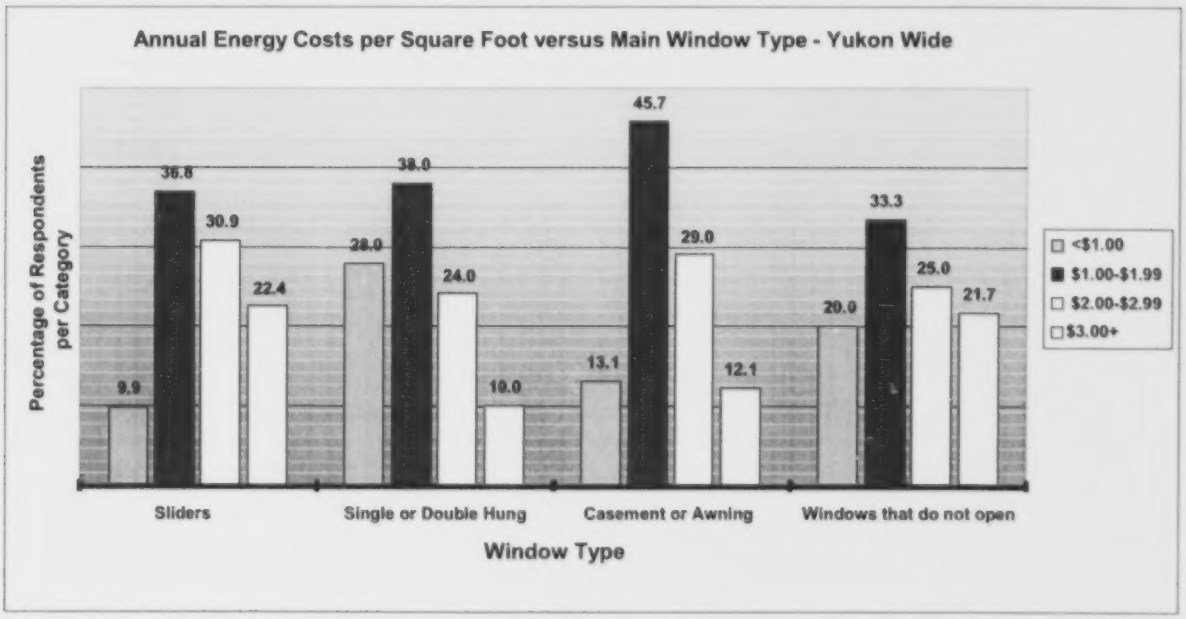


Definitions:
Sliders – windows that slide horizontally,
Single Hung – Lower portion of window slides upwards,
Double Hung – Lower portion of window slides upwards, and upper portion slides downwards, and
Casement – a portion of the window swings out horizontally or vertically.

1.1.5 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN WINDOW TYPE

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main window type.





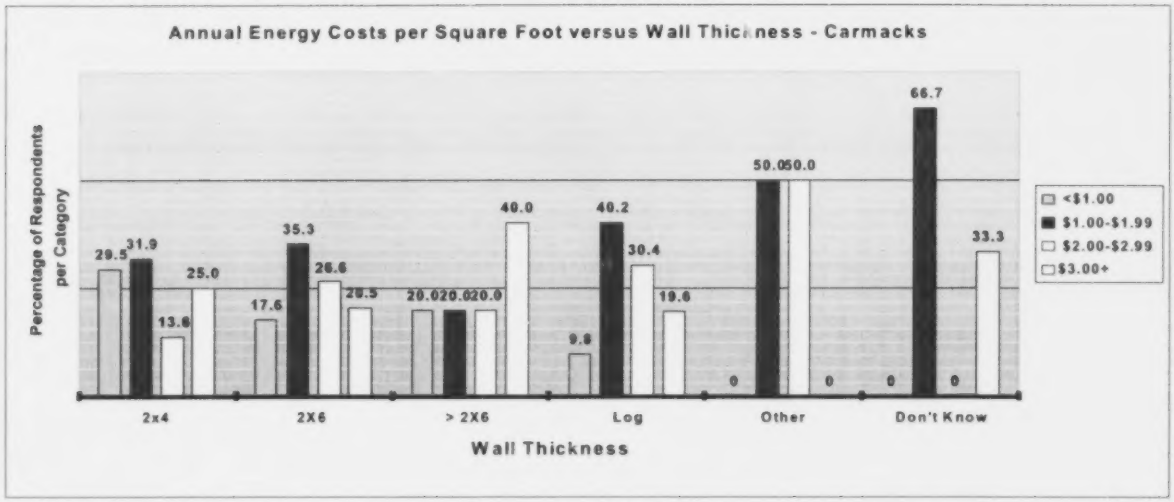
Definitions:
Sliders – windows that slide horizontally,
Single Hung – Lower portion of window slides upwards,
Double Hung – Lower portion of window slides upwards, and upper portion slides downwards, and
Casement – a portion of the window swings out horizontally or vertically.

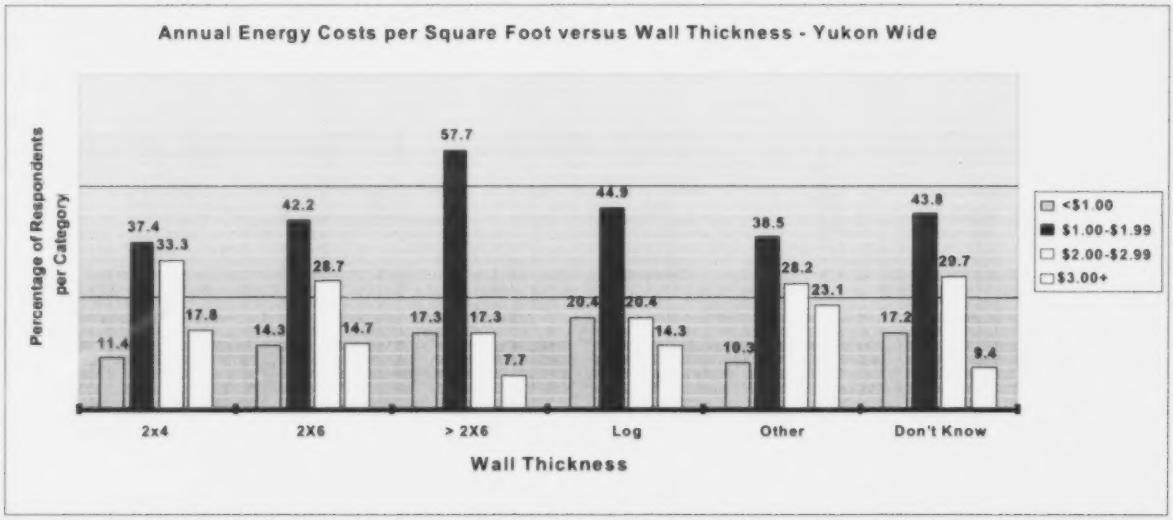
HIGHLIGHTS

- Carmacks results are similar to Yukon wide results.
- Casement or awning windows are associated with lower energy costs per square foot.
- Dwellings with slider, single or double hung windows are more likely to experience higher energy costs.
- Note, caution should be exercised when identifying a causal relationship between one factor and another. There are other factors such as levels and locations of insulation, and door types that have a significant impact on heating costs.

1.1.6 ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's wall thickness.



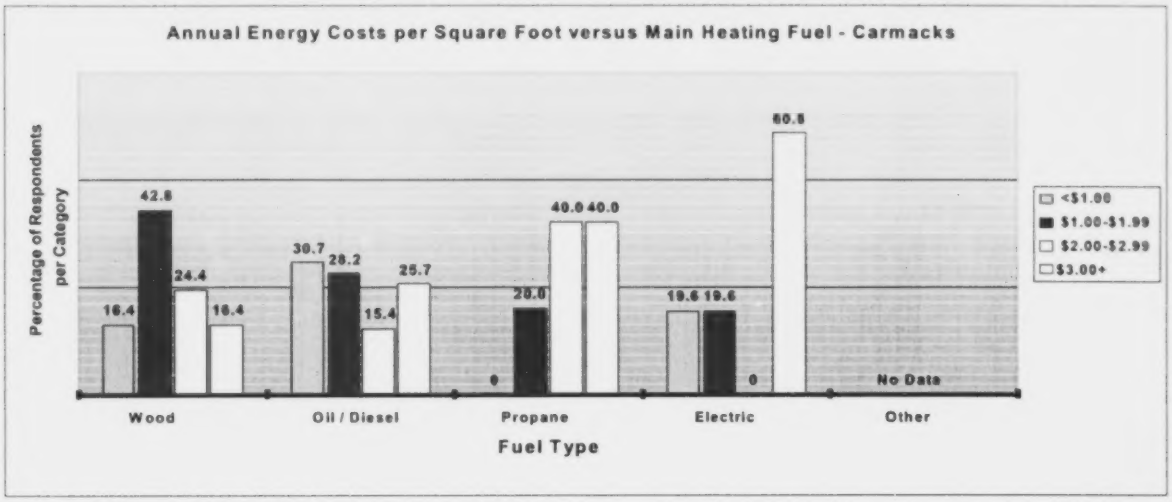


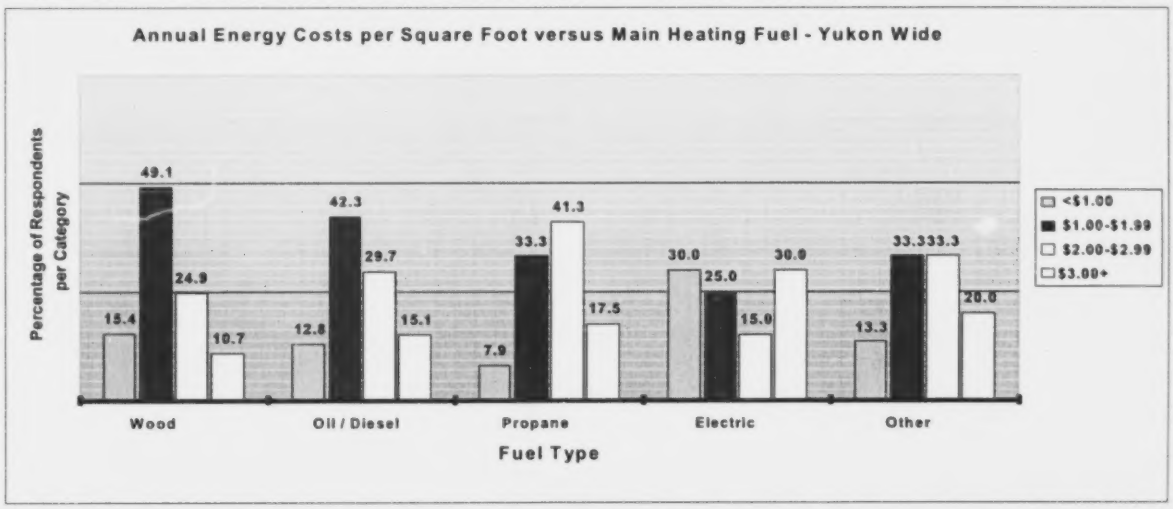
HIGHLIGHTS

- In Carmacks, there is no discernible association between greater wall thickness and lower energy costs.
- In the Yukon in general, increased wall thickness is associated with the prevalence of lower energy costs.
- The "Other" category includes wall construction that does not fit into any other category, for example, 2X3 walls.
- Not, caution should be exercised when identifying a strong causal relationship between one factor and another. There are other factors such as levels and locations of insulation, and door types that have a significant impact on energy costs.

1.1.7 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING FUEL

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating fuel.



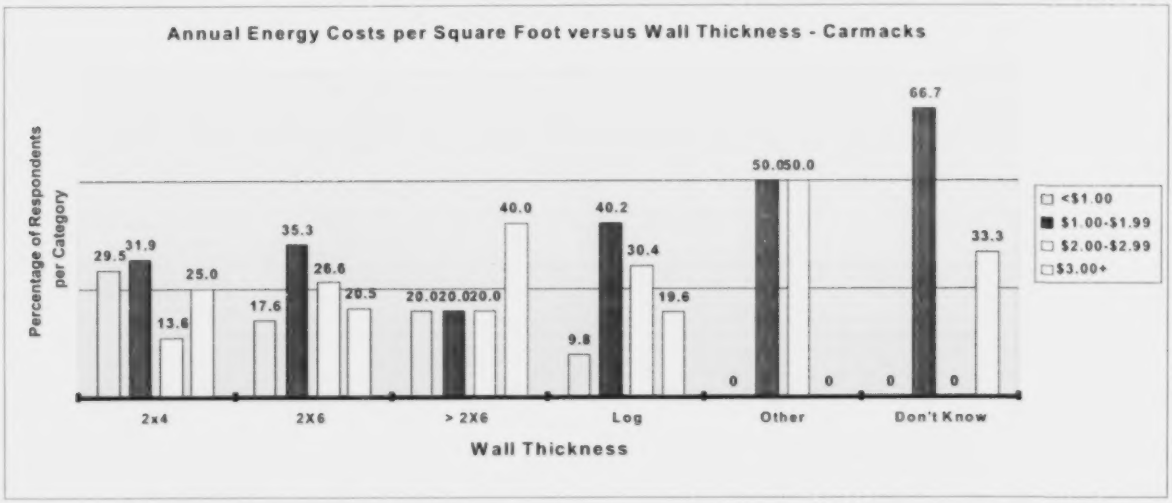


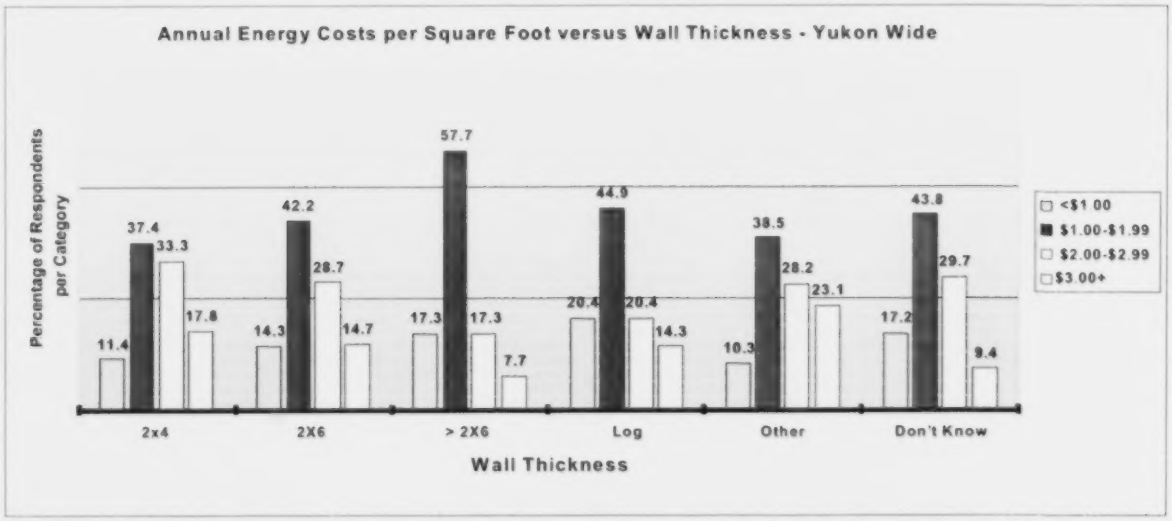
HIGHLIGHTS

- 40.8 percent of wood heated dwellings have heating costs greater than $2 per square foot.
- 41.1 percent of oil/diesel heated dwellings have heating costs greater than $2 per square foot.
- 80 percent of propane heated dwellings have heating costs greater than $2 per square foot.
- 60.8 percent of electrically heated dwellings have heating costs greater than $2 per square foot.
- The "Other" category includes fuel that does not fit into any other category, for example, kerosene. For example, the main fuel source may be oil, the second source may be wood. In this example, wood is included in the "Other " category.
- Note, it is important to remember that factors other than the type of heating fuel have an impact on heating efficiency and costs.

1.1.6 ANNUAL ENERGY COST VERSUS DWELLING'S WALL THICKNESS

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's wall thickness.





HIGHLIGHTS

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- In the Yukon in general, increased wall thickness is associated with the prevalence of lower energy costs.
- The "Other" category includes wall construction that does not fit into any other category, for example, 2X3 walls.
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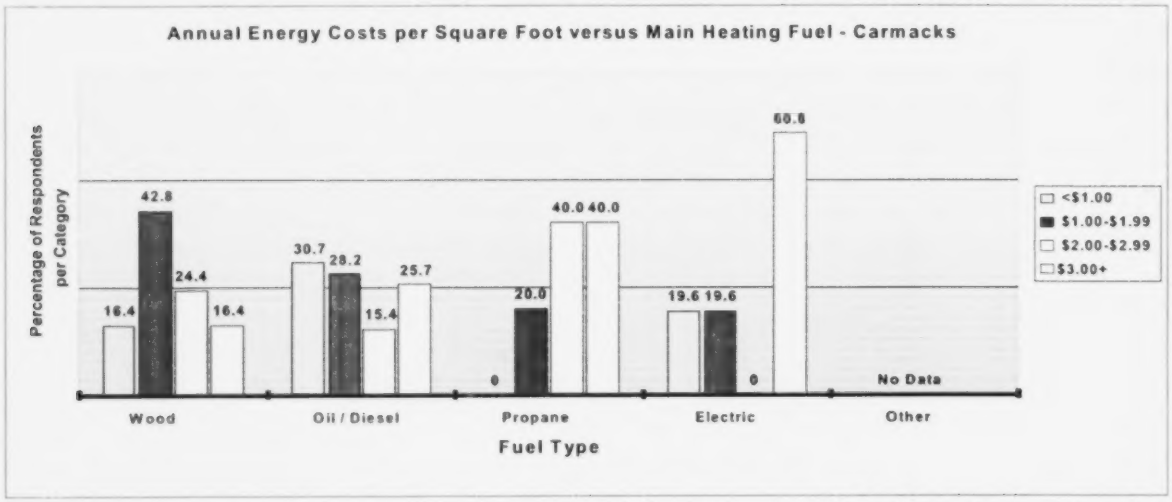
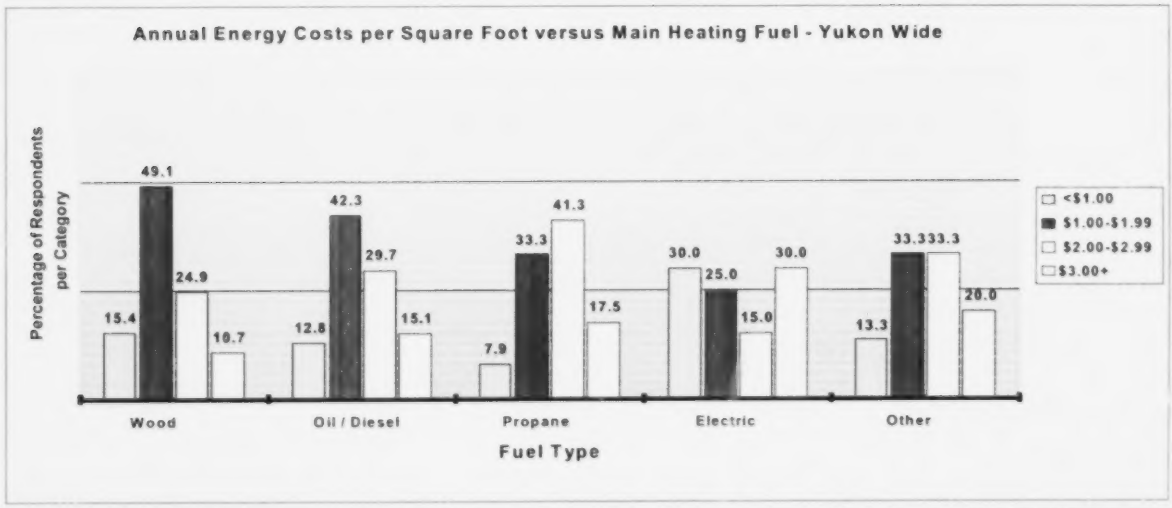
These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating fuel.





HIGHLIGHTS

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- 80 percent of propane heated dwellings have heating costs greater than $2 per square foot.
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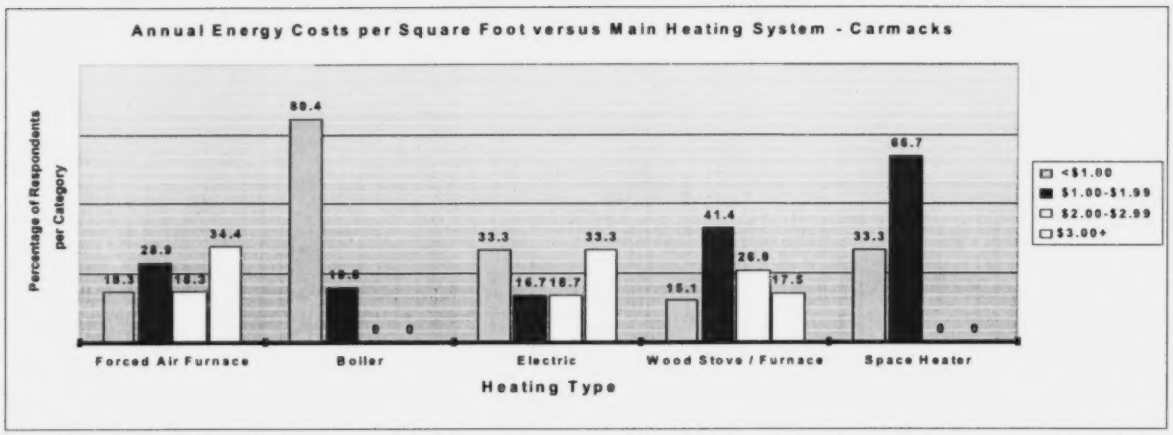
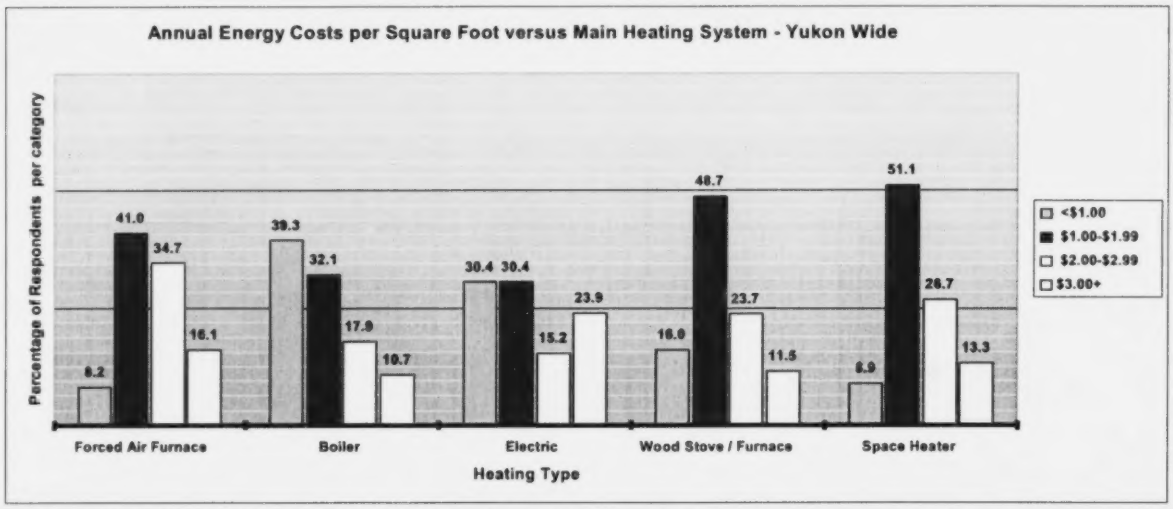
- The "Other" category includes fuel that does not fit into any other category, for example, kerosene. For example, the main fuel source may be oil, the second source may be wood. In this example, wood is included in the "Other " category.
- Note, it is important to remember that factors other than the type of heating fuel have an impact on heating efficiency and costs.

1.1.8 ANNUAL ENERGY COST VERSUS DWELLING'S MAIN HEATING SYSTEM

These bar charts show the relationship between annual energy costs per square foot for householders and the dwelling's main heating system.



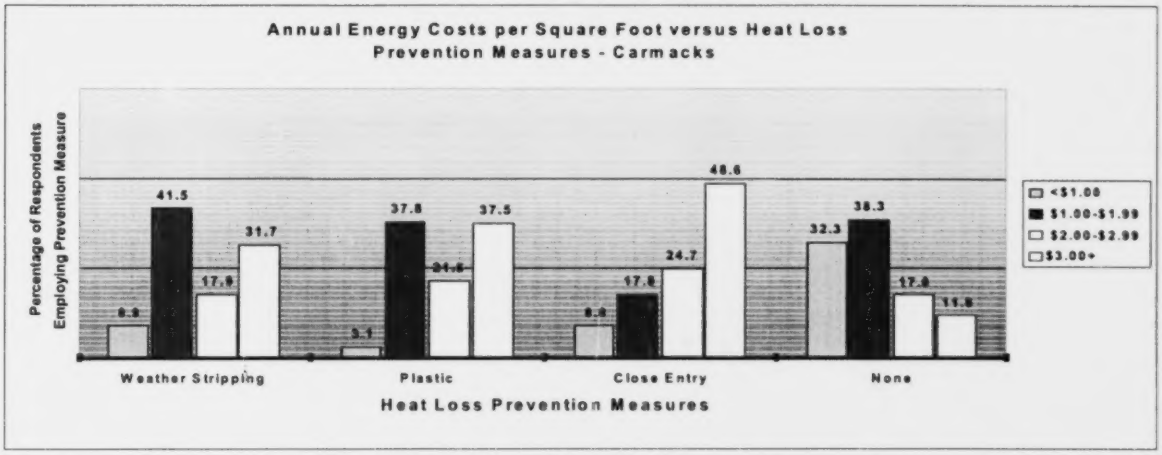


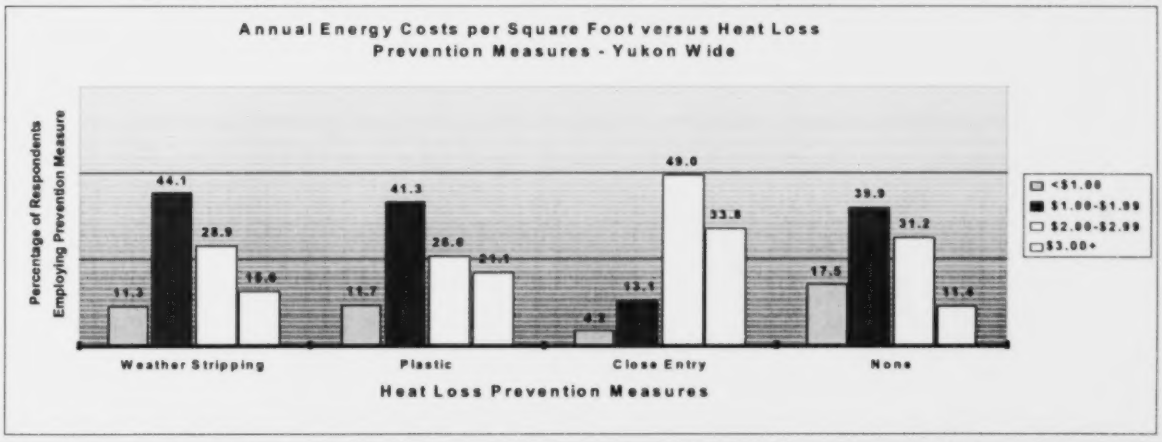
HIGHLIGHTS

- Of dwellings whose main heating system is a forced air furnace, 34.4 percent have heating costs greater than $3 per square foot and 47.2 percent have heating costs less than $2 per square foot.
- Of dwellings whose main heating system is a boiler, 100 percent have heating costs less than $2 per square foot and 80.4 percent have heating costs less than $1 per square foot.
- Of dwellings whose main heat system is electric, 33.3 percent have heating costs greater than $3 per square foot, and 50 percent have heating costs less than $2 per square foot.
- Of dwellings whose main heating system is a woodstove/furnace, 17.5 percent have heating costs greater than $3 per square foot, and 56.5 percent have heating costs less than $2 per square foot.
- Of dwellings whose main heating system is a space heater, 100 percent have heating costs less than $2 per square foot and 33.3 percent have heating costs less than $1 per square foot.

1.1.9 ANNUAL ENERGY COST VERSUS HEAT LOSS PREVENTION MEASURES

These bar charts show the relationship between annual energy costs per square foot for householders and measures taken to reduce heat loss.





HIGHLIGHTS

- Of households that use weather stripping as a heat loss prevention method, 49.6 percent have heating costs over $2 per square foot. Only 8.9 percent of these households heat their homes for less than $1 per square foot. 31.7 percent pay more than $3 per square foot.
- Of households that use plastic as a heat loss prevention method, 59 percent have heating costs over $2 per square foot. Only 3.1 percent of these households heat their homes for less than $1 per square foot. 37.5 percent pay more than $3 per square foot.
- Of households that close an entry as a heat loss prevention method, 73.3 percent have heating costs over $2 per square foot. Only 8.8 percent of these households heat their homes for less than $1 per square foot. 48.6 percent pay more than $3 per square foot.
- Of households that use no heat loss prevention methods, 29.4 percent have heating costs over $2 per square foot. 32.3 percent of these households heat their homes for less than $1 per square foot. 11.8 percent pay more than $3 per square foot.

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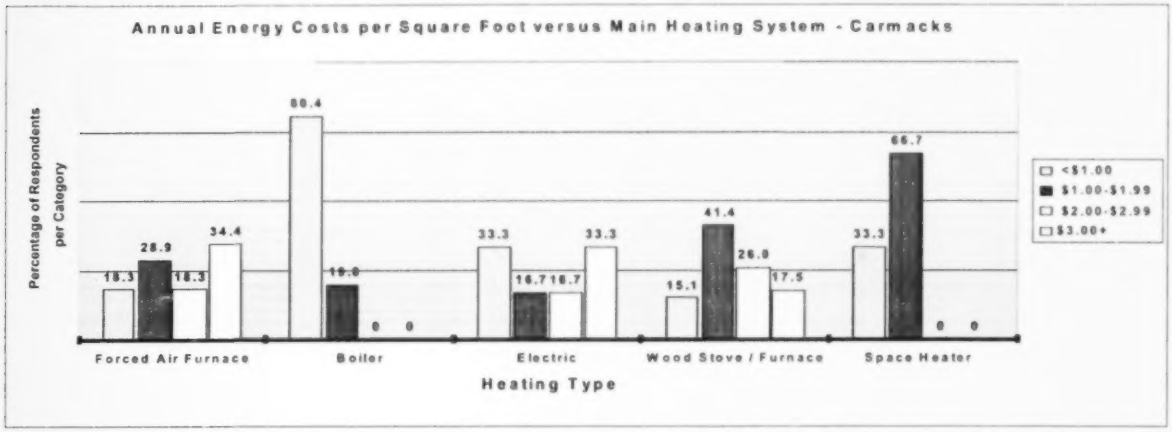

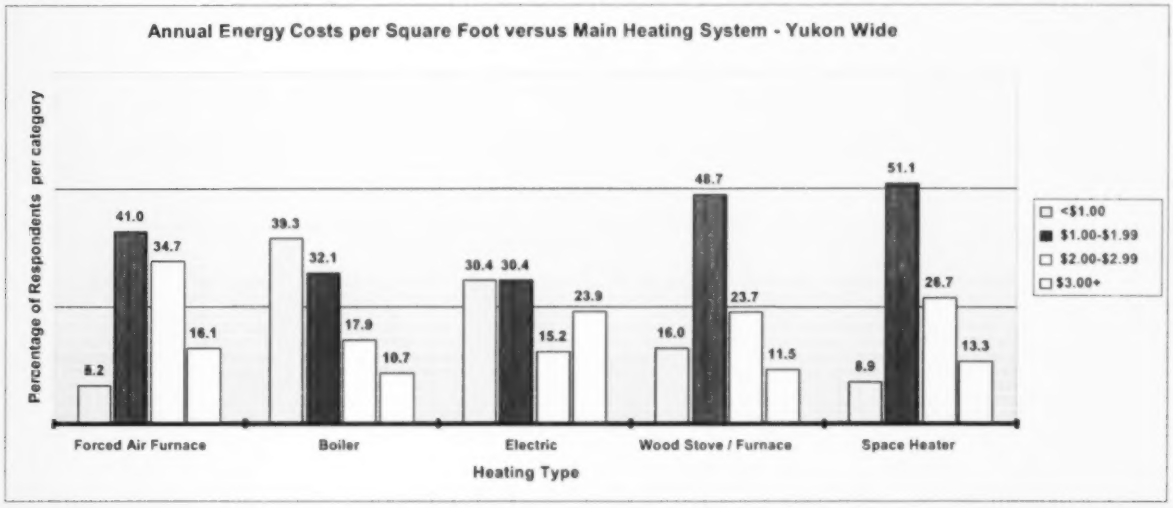

HIGHLIGHTS

- Of dwellings whose main heating system is a forced air furnace, 34.4 percent have heating costs greater than $3 per square foot and 47.2 percent have heating costs less than $2 per square foot.
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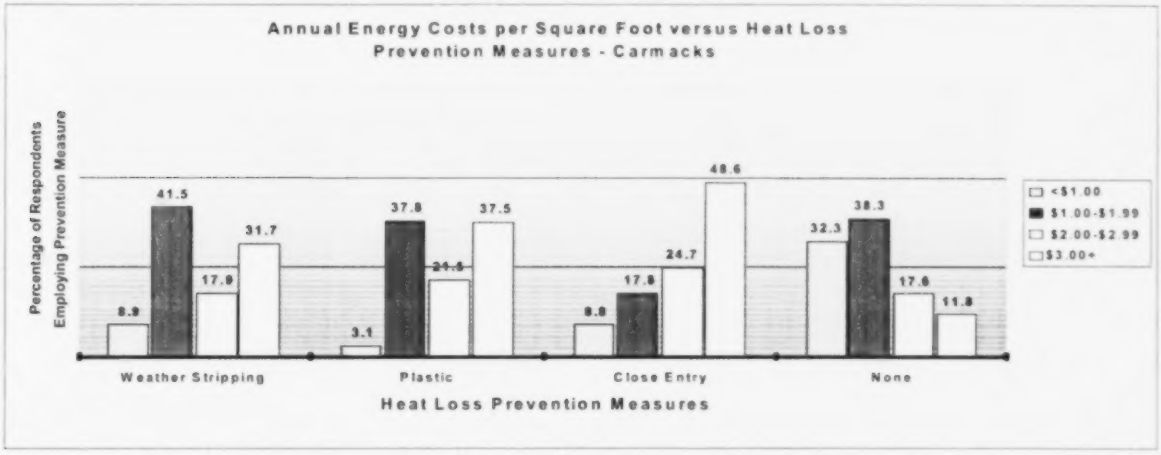

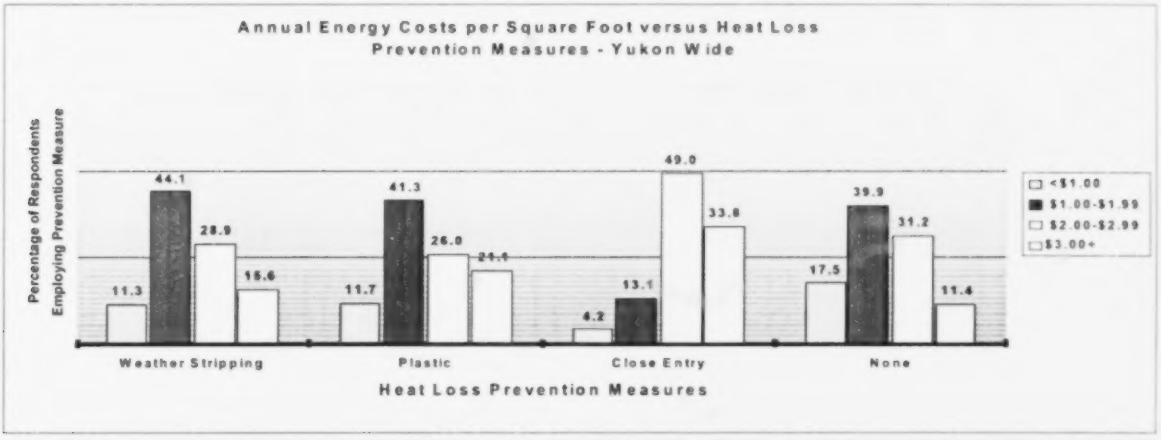

HIGHLIGHTS

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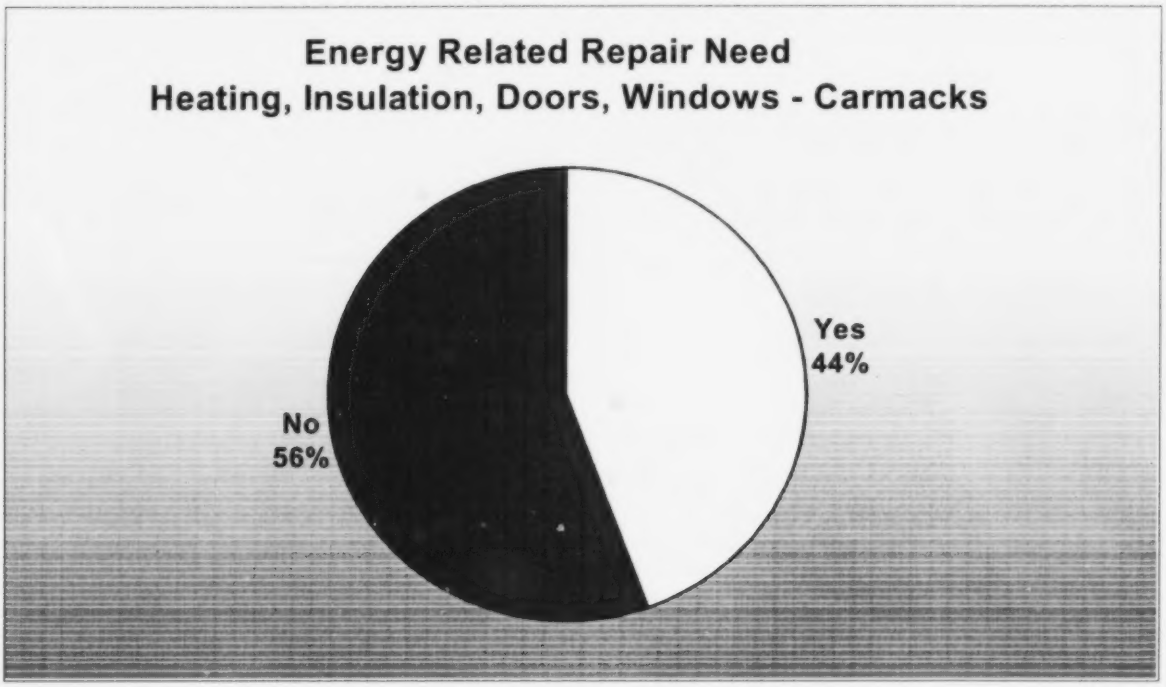
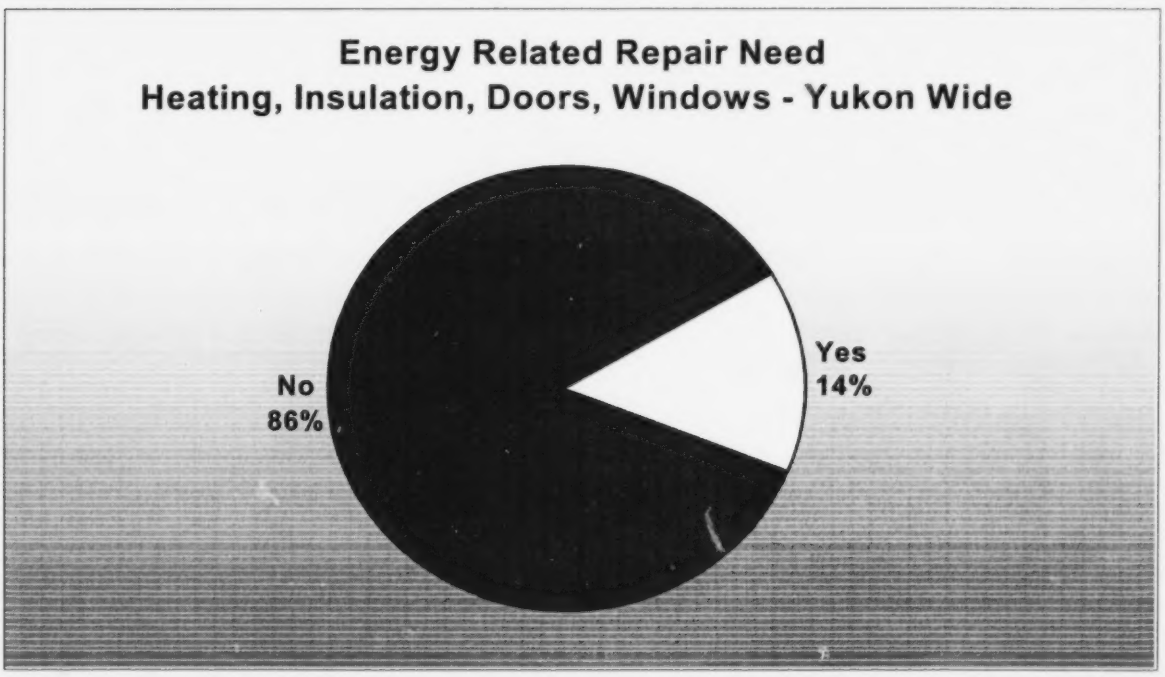
1.1.10 PERCENTAGE OF DWELLINGS WITH AN ENERGY RELATED REPAIR NEED

These pie charts show the percentage of dwellings requiring energy related repairs.



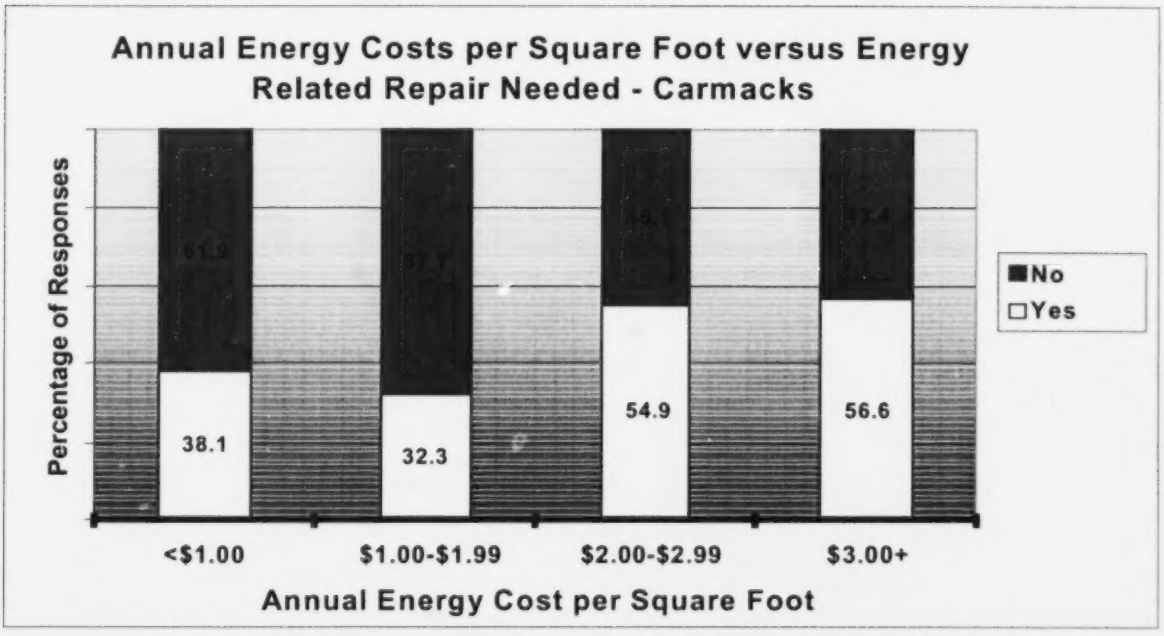


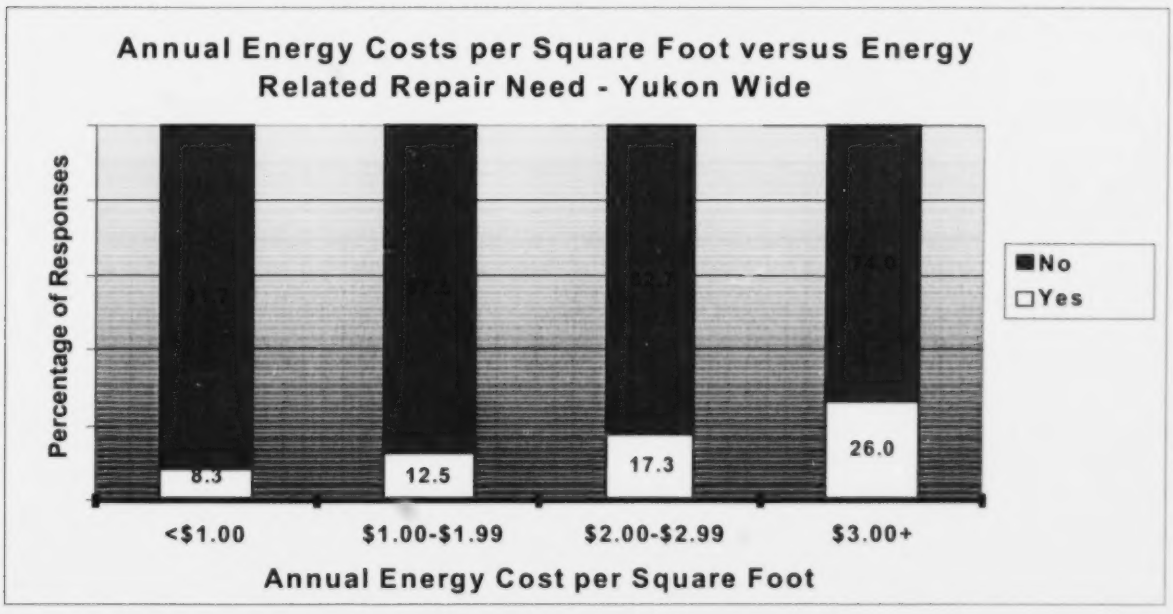
HIGHLIGHTS

- Carmacks results show considerably more energy related repair needs, 44 percent of Carmacks dwellings versus 14 percent of all Yukon dwellings.

1.1.11 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED

These bar charts show the relationship between annual energy costs per square foot for householders and energy related repair needs.



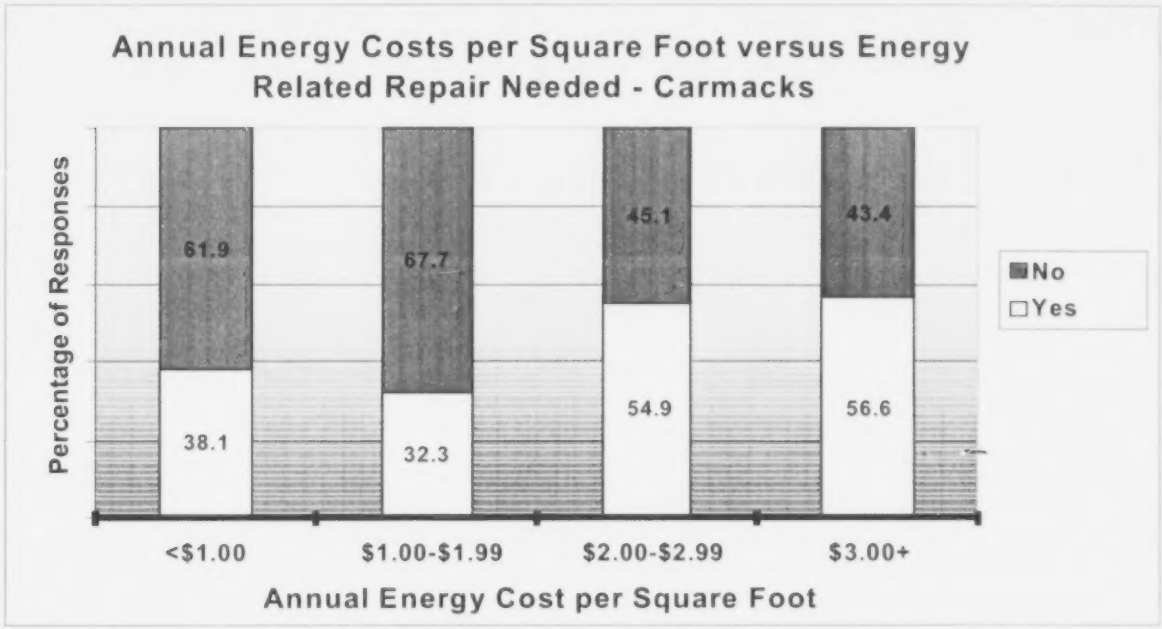


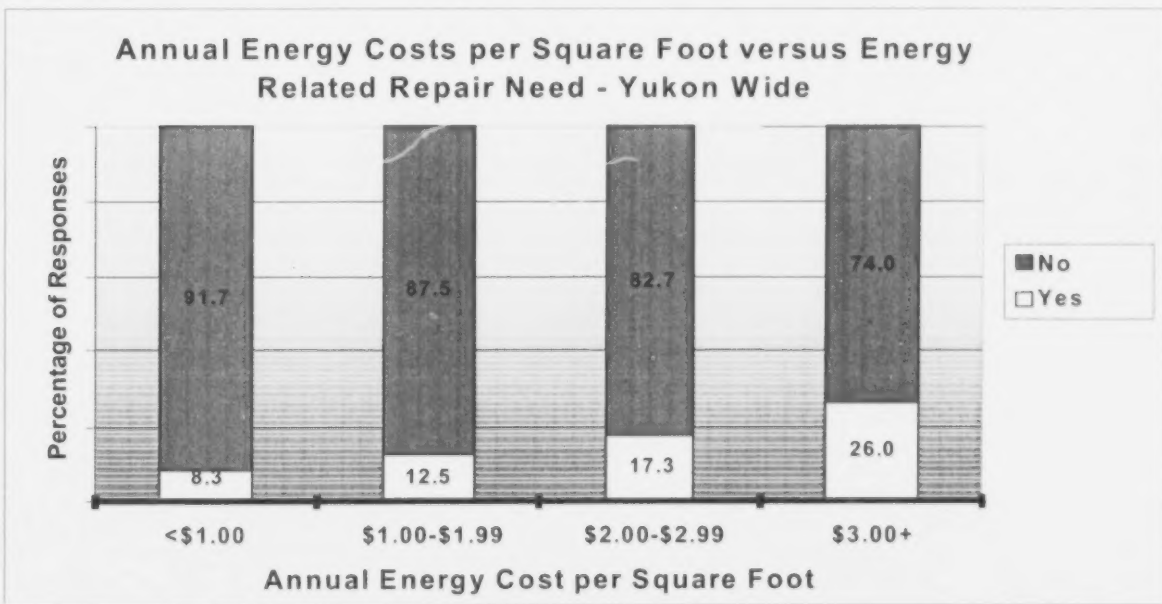
HIGHLIGHTS

- In Carmacks, and in the Yukon, higher energy costs correlate with a greater perceived need for energy related repairs.
- In each category, the perceived need for energy related repairs is higher in Carmacks when compared to the Yukon as a whole.

1.1.11 ANNUAL ENERGY COST PER SQUARE FOOT VERSUS ENERGY RELATED REPAIR NEED

These bar charts show the relationship between annual energy costs per square foot for householders and energy related repair needs.





HIGHLIGHTS

- In Carmacks, and in the Yukon, higher energy costs correlate with a greater perceived need for energy related repairs.
- In each category, the perceived need for energy related repairs is higher in Carmacks when compared to the Yukon as a whole.

1.2 STATE OF REPAIR

The next seven sub-themes show various indicators related to the state of repair of dwellings in Carmacks and the Yukon:

⇒ MAJOR REPAIR NEEDED,

⇒ MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME,

⇒ TYPE OF MAJOR REPAIR NEEDED,

⇒ PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIR,

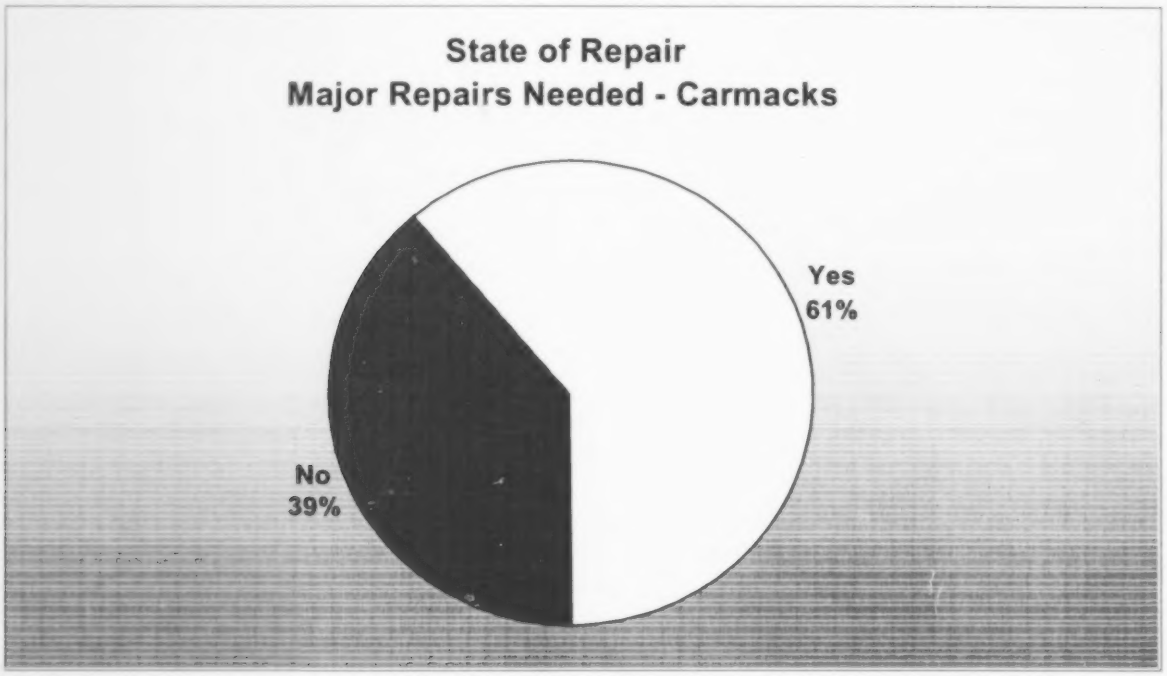
⇒ ESTIMATED COST OF PLANNED MAJOR REPAIR,

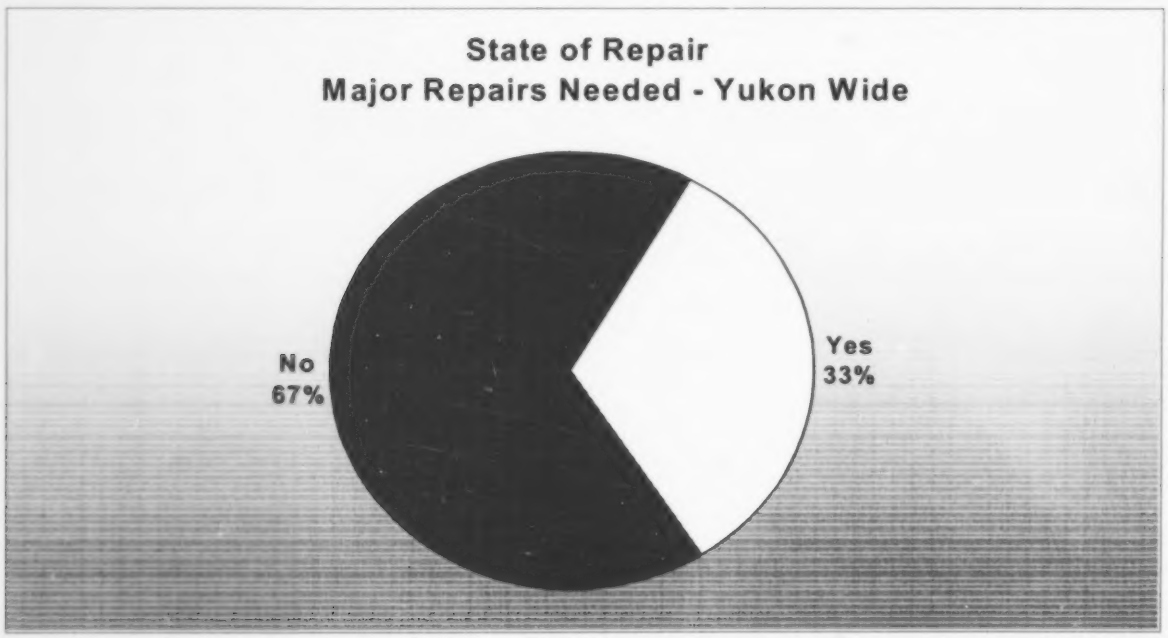
⇒ PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIR,

⇒ TYPE OF MINOR REPAIR NEEDED.

1.2.1 MAJOR REPAIR NEEDED

These pie charts show the percentage of dwellings that require major repairs both in Carmacks and the Yukon.



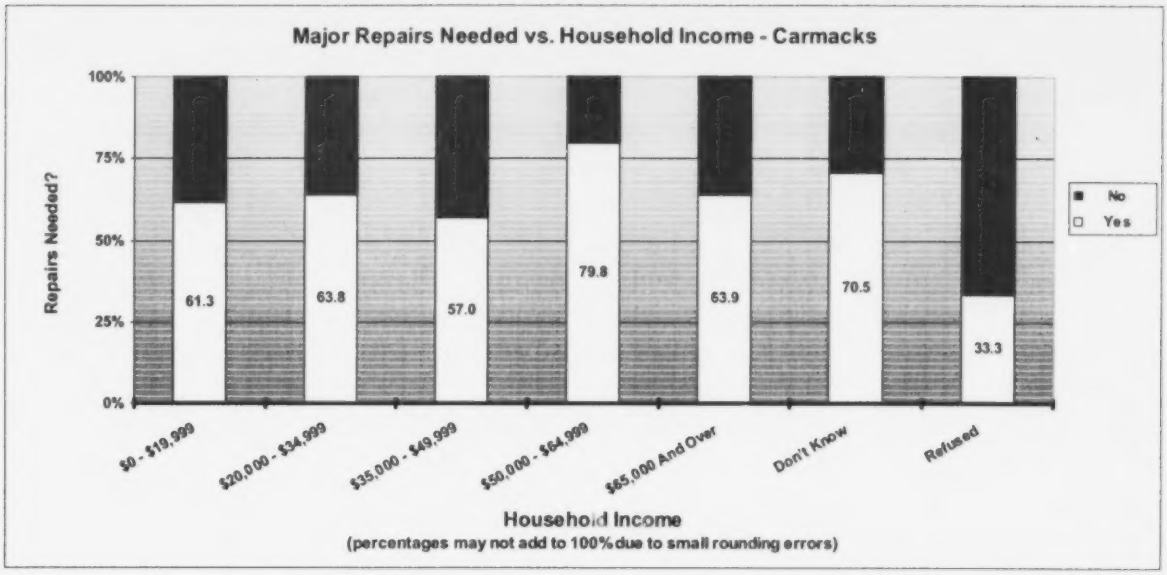


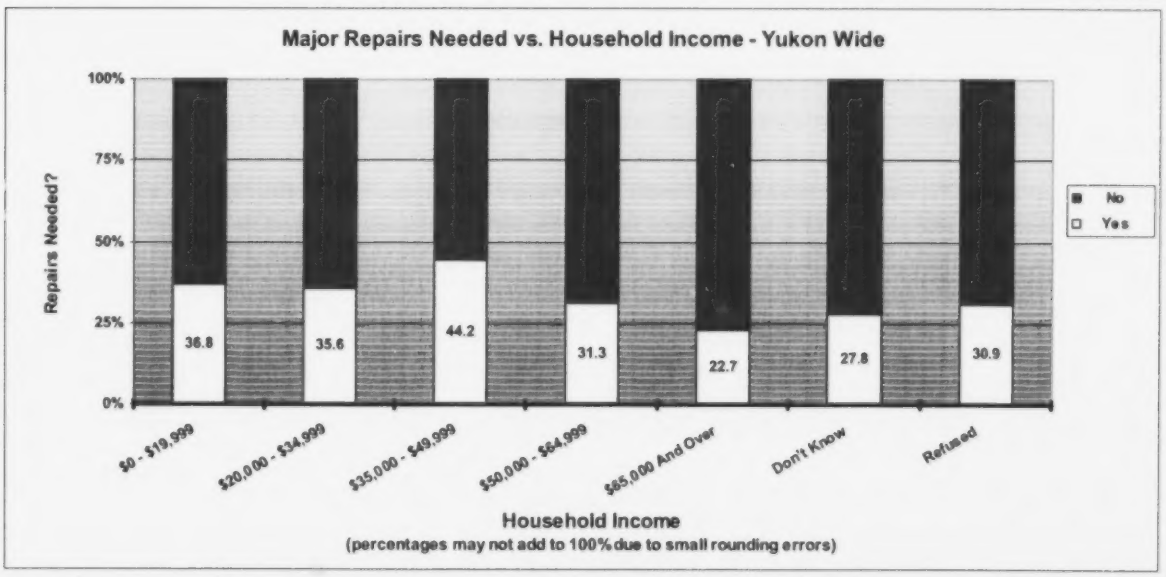
HIGHLIGHTS

- 61 percent of all dwellings in Carmacks require major repairs. This is almost double the Yukon rate.
- 33 percent of all dwellings in the territory require major repairs.

1.2.2 MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME

These bar charts compare household income with the need for major repairs on the household's dwelling.



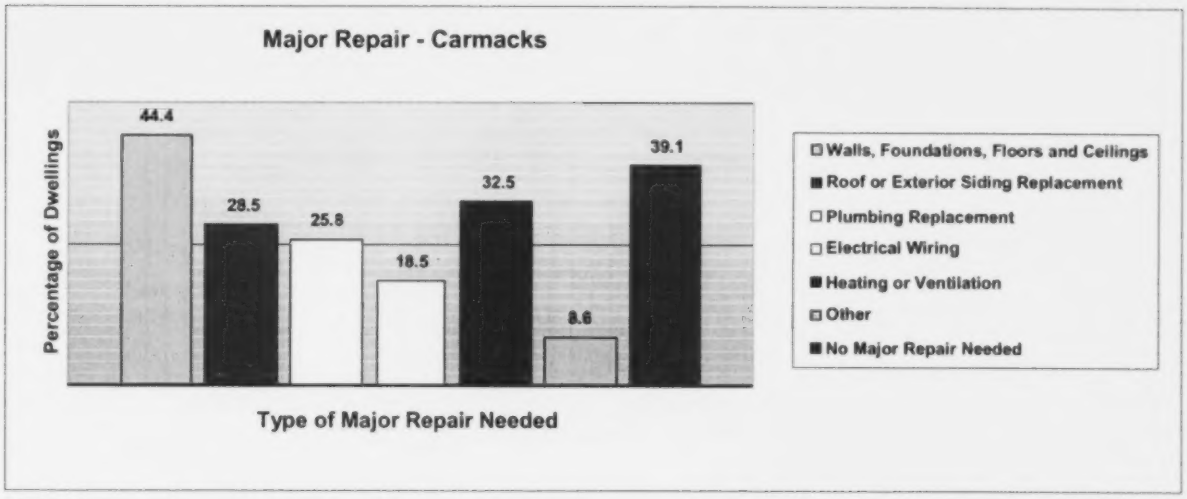


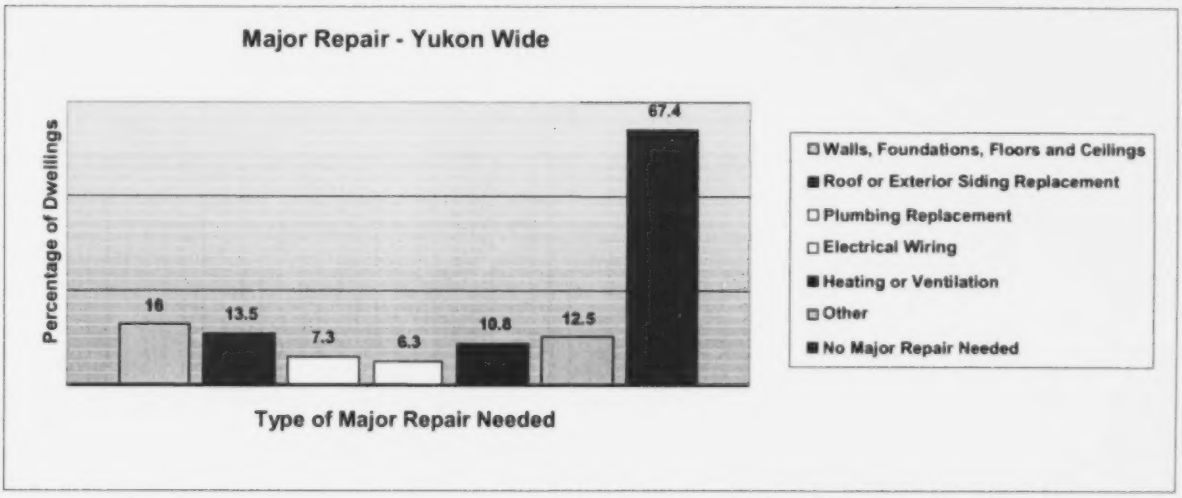
HIGHLIGHTS

- Yukon wide results show that increasing household income is correlated with decreased need for major repairs. This not the trend in Carmacks.
- Households at all income levels in Carmacks show a greater need for repairs than the Yukon.

1.2.3 TYPE OF MAJOR REPAIR NEEDED

The types of repairs needed are shown below. Respondents may have provided more than one response.



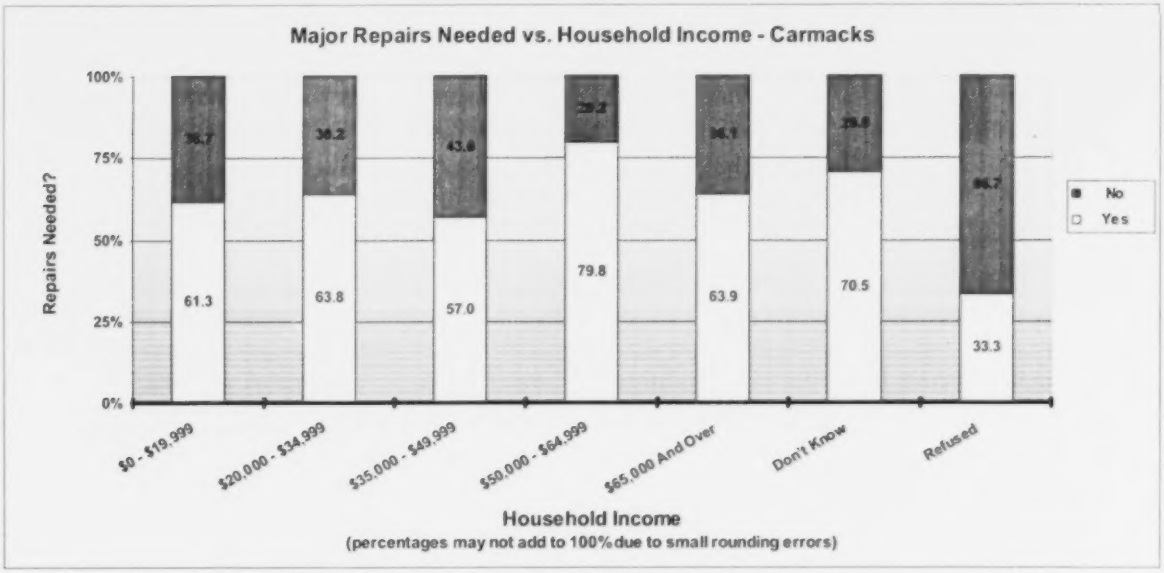


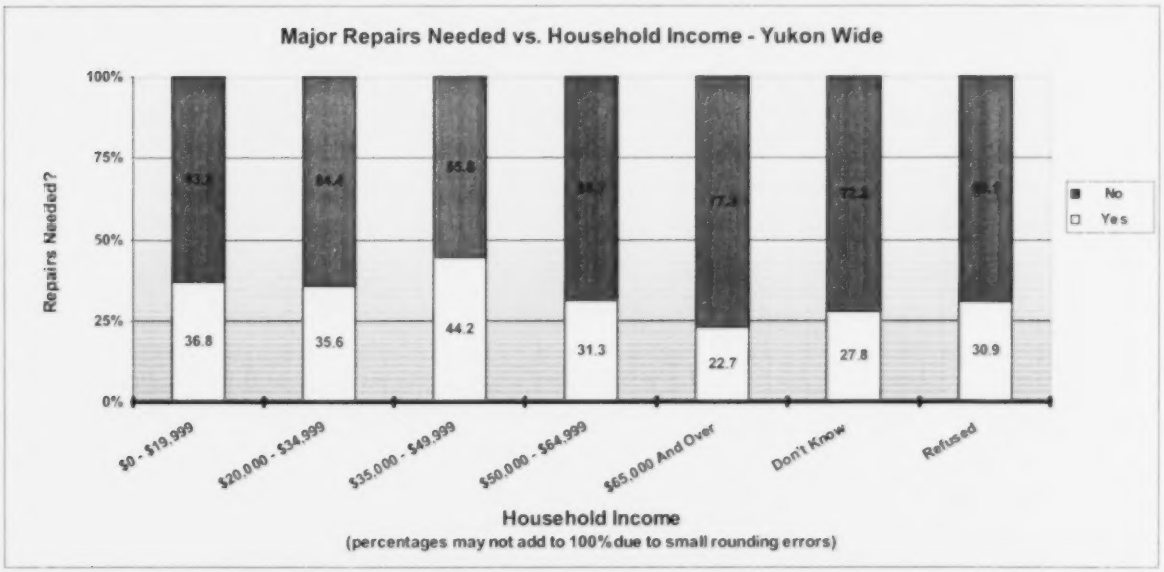
HIGHLIGHTS

- Major repair percentages in Carmacks are significantly higher than for Yukon.
- Two categories of repair most required in Carmacks are walls, foundations, floors and ceilings at 44.4 percent, and heating or ventilation at 32.5 percent.
- "Other" refers to major repairs not included in another category.

1.2.2 MAJOR REPAIR NEEDED VERSUS HOUSEHOLD INCOME

These bar charts compare household income with the need for major repairs on the household's dwelling.





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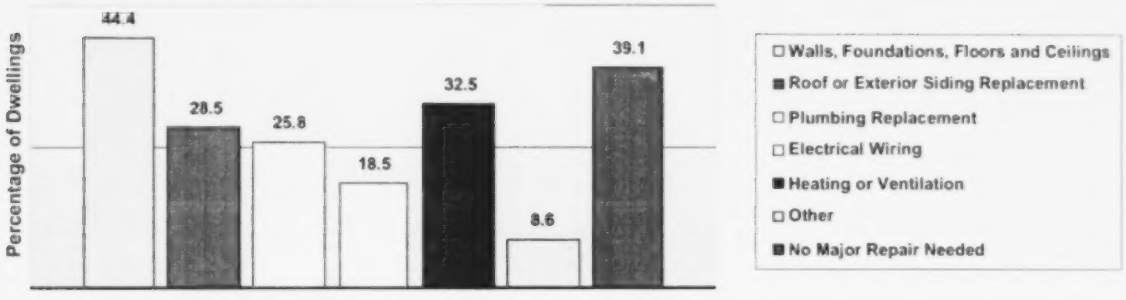
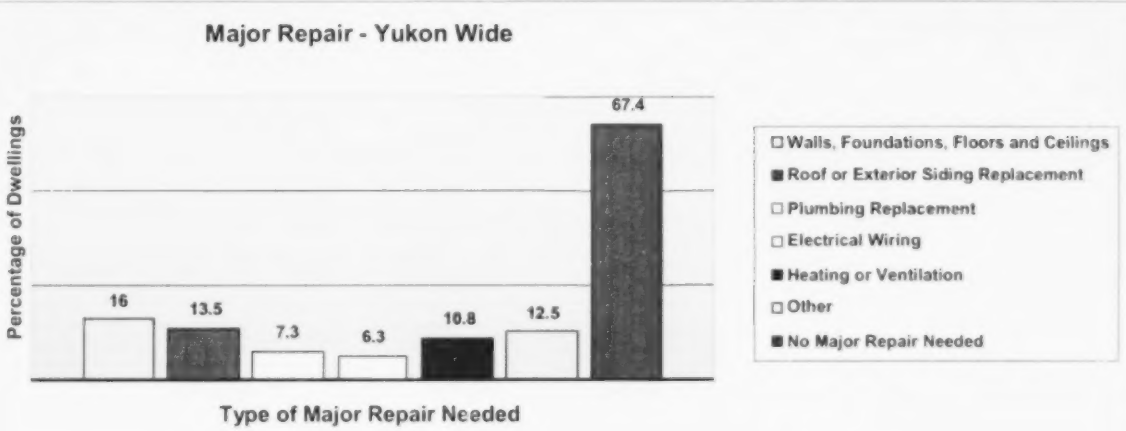


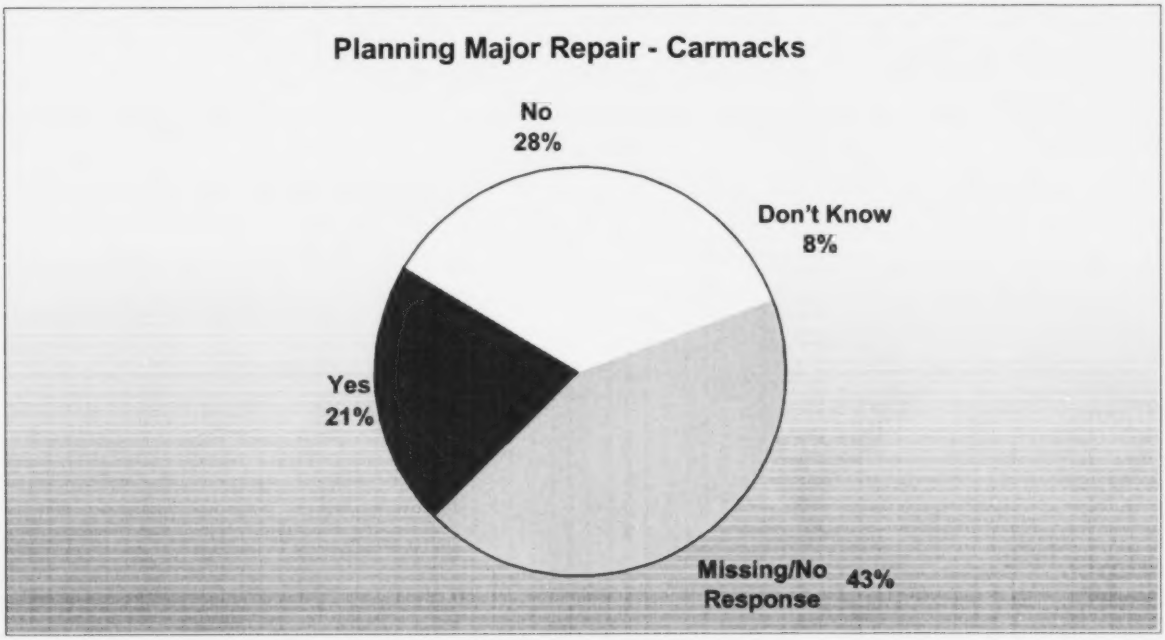


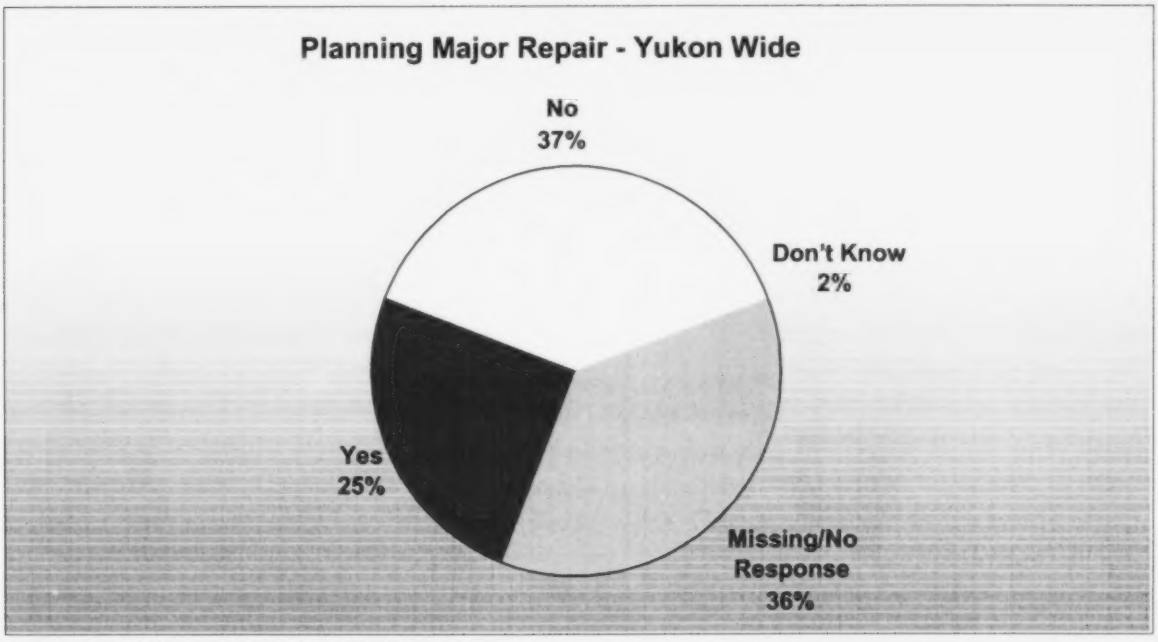
HIGHLIGHTS

- Major repair percentages in Carmacks are significantly higher than for Yukon.
- Two categories of repair most required in Carmacks are walls, foundations, floors and ceilings at 44.4 percent, and heating or ventilation at 32.5 percent.
- "Other" refers to major repairs not included in another category.

1.2.4 PERCENTAGE OF HOUSEHOLDS THAT OWN THEIR DWELLINGS PLANNING MAJOR REPAIR

These pie charts show the percentage of households planning major repairs.



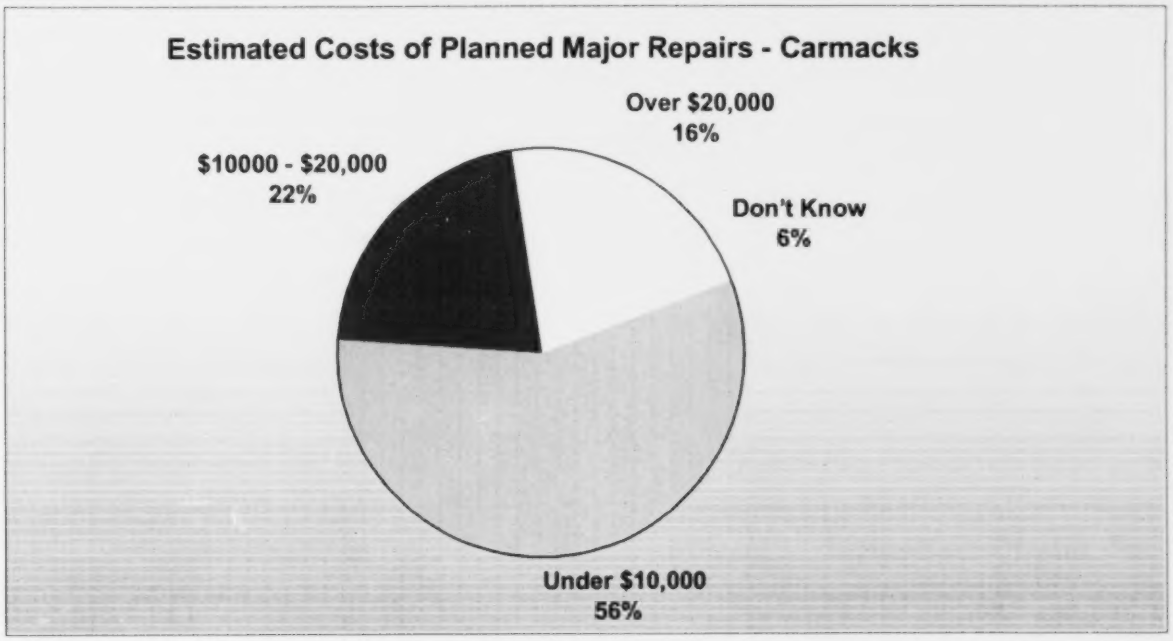


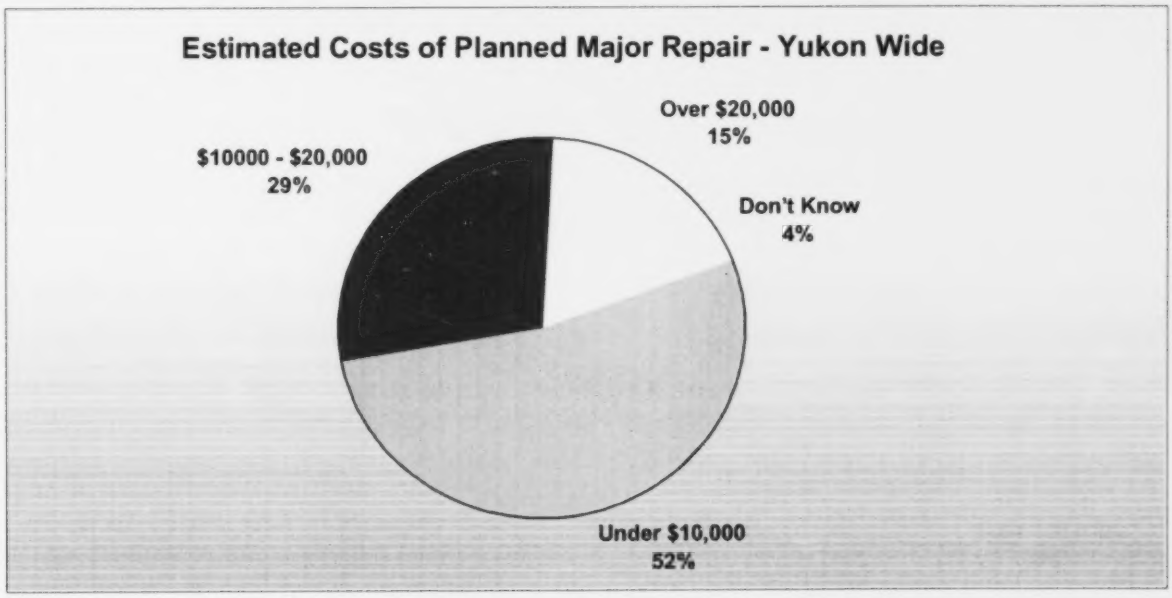
HIGHLIGHTS

- In Carmacks, 21 percent of all owner households are planning to do major repairs. This compares closely with the Yukon at 25 percent.

1.2.5 ESTIMATED COST OF PLANNED MAJOR REPAIR

The following pie charts summarize the estimated costs of major repairs planned by owner households who plan to make major repairs to their homes in the next two years:



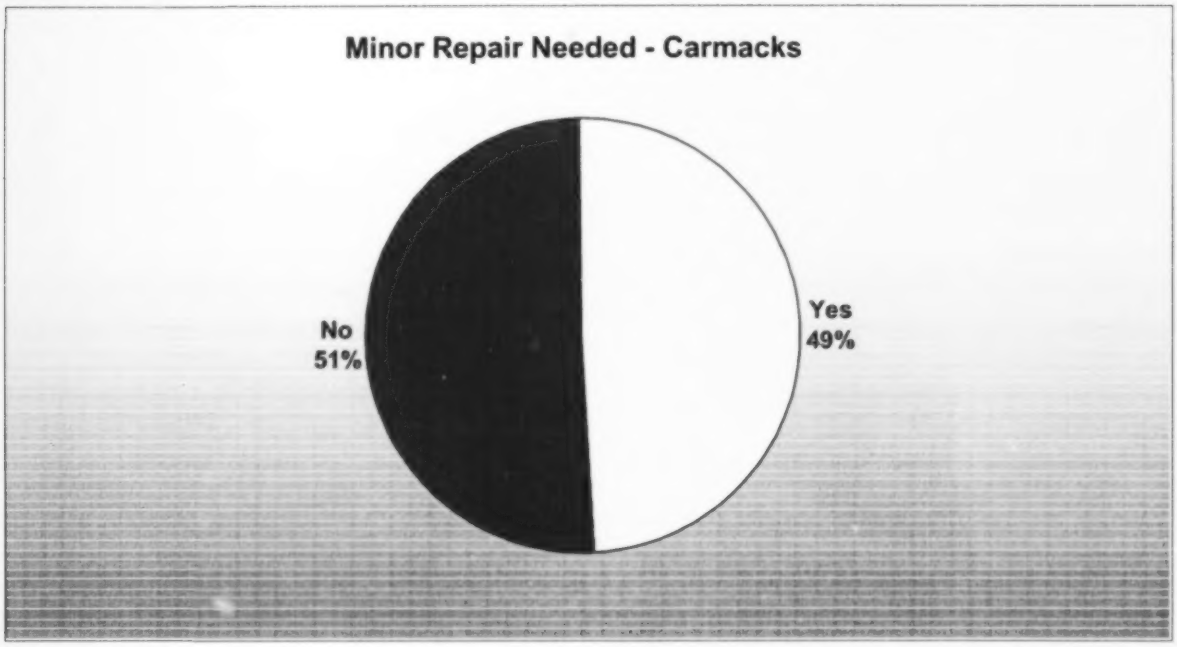


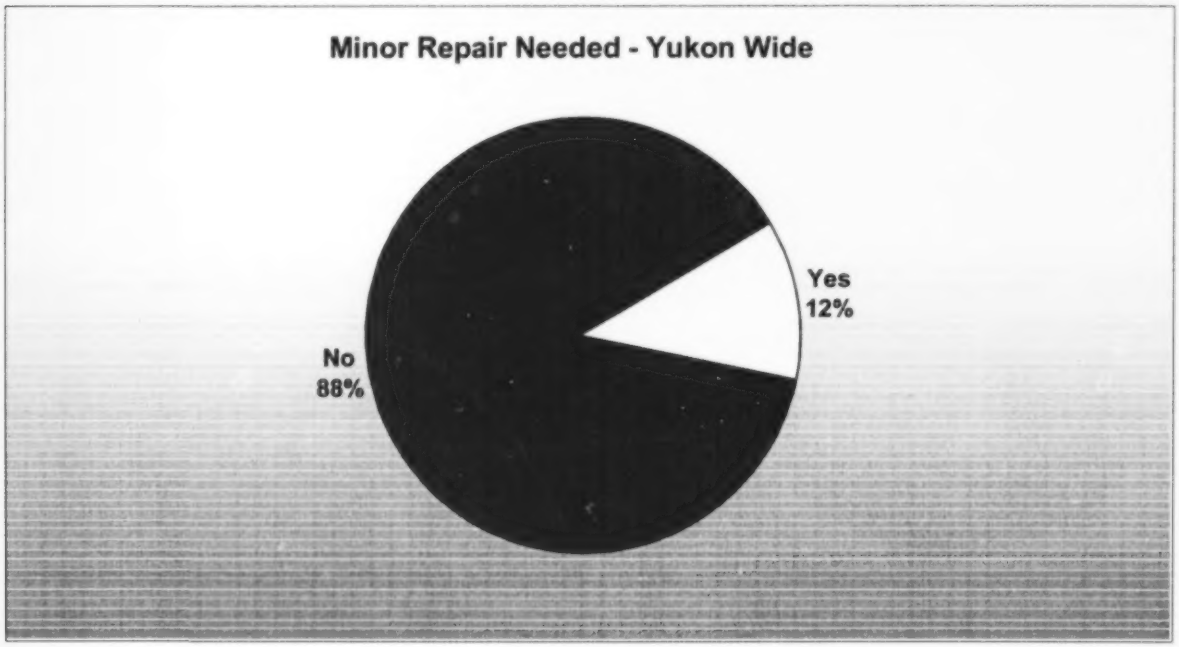
HIGHLIGHTS

- Carmacks results are similar to Yukon wide results.
- 78 percent of Carmacks owner households, who plan to do major repairs, indicate the repairs would cost less than $20,000.
- 56 percent of this same group estimated the repairs would cost less than $10,000.

1.2.6 PERCENTAGE OF DWELLINGS NEEDING MINOR REPAIR

The following pie charts show the percentage of households that indicated their dwellings needed minor repairs:



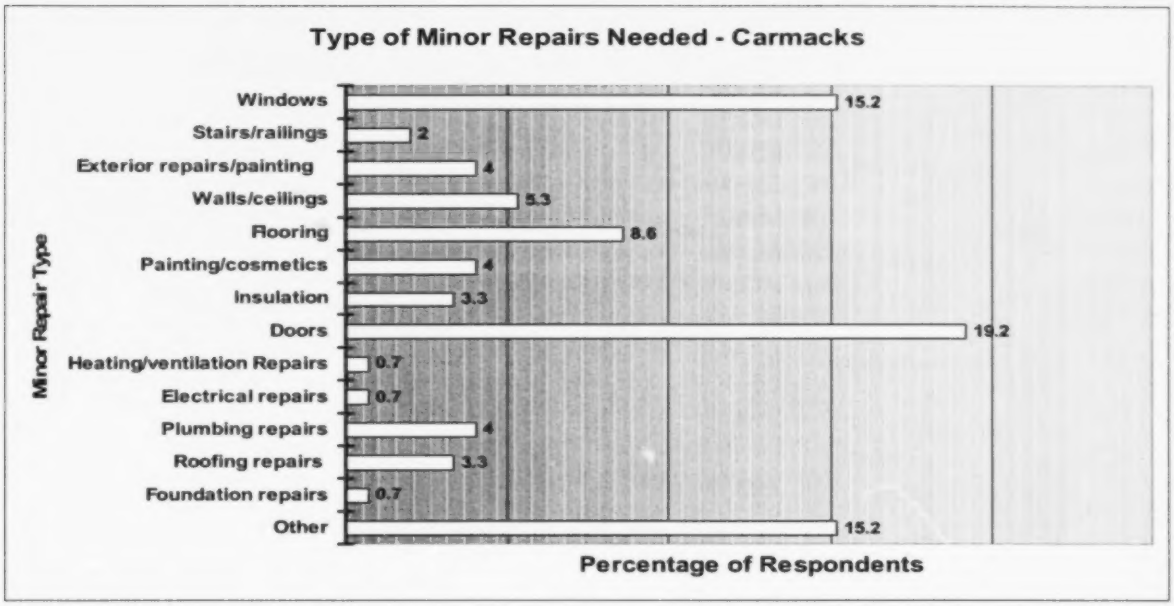


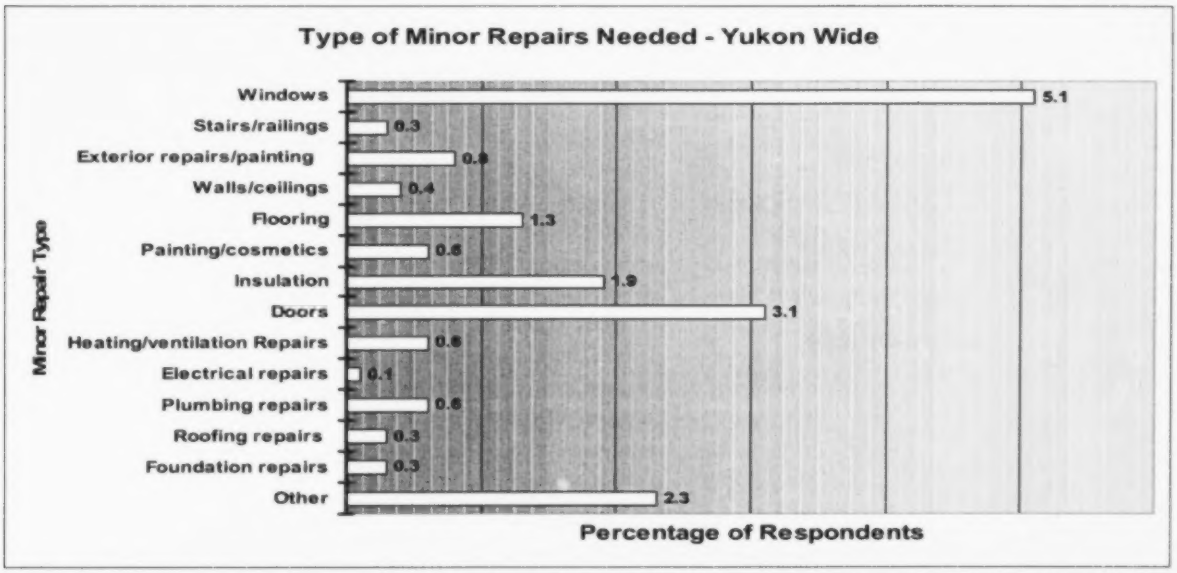
HIGHLIGHTS

- 49 percent of Carmacks dwellings require minor repairs. This is more than four times the Yukon rate of 12 percent.

1.2.7 TYPE OF MINOR REPAIR NEEDED

The following bar charts show the percentage of households that indicated their dwellings needed repairs other than major repairs. Note, respondents may have indicated the need for more than one type of repair.



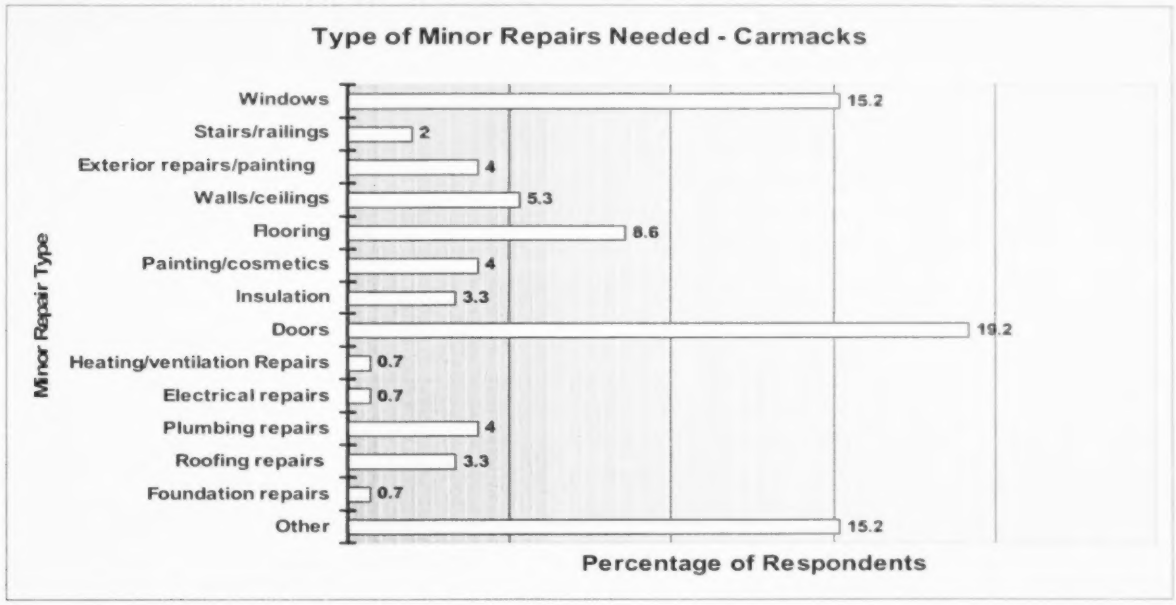


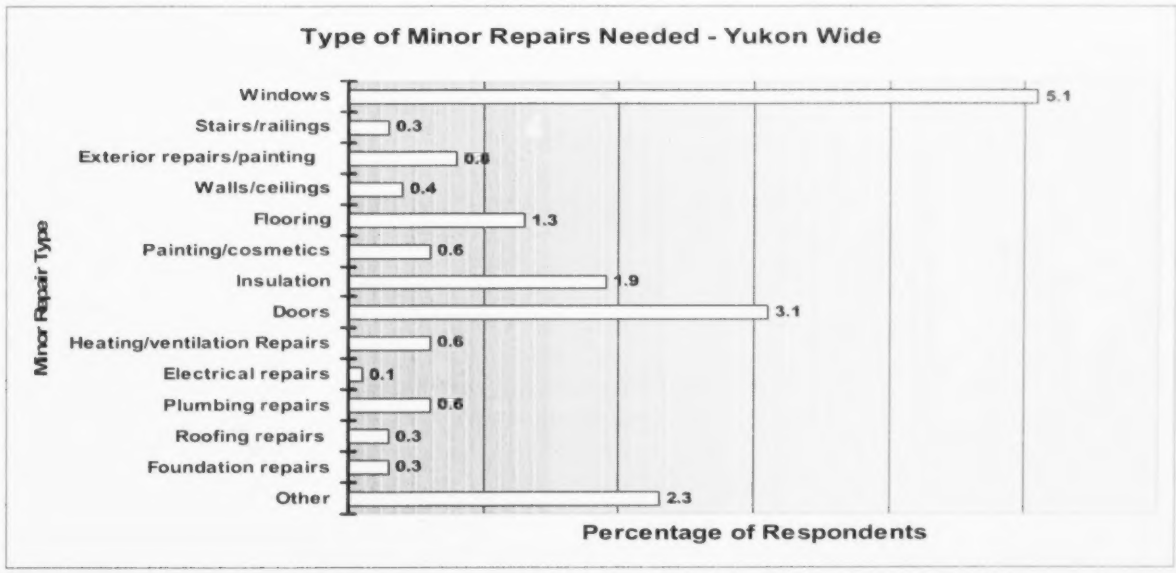
HIGHLIGHTS

- The type of minor repairs required in Carmacks is quite diverse.
- The percentage of dwellings that require many of these kinds of repairs is greater than the corresponding Yukon wide percentage.
- The category with the greatest repair need is doors at 19.2 percent.
- "Other" refers to minor repairs not included in another category.

1.2.7 TYPE OF MINOR REPAIR NEEDED

The following bar charts show the percentage of households that indicated their dwellings needed repairs other than major repairs. Note, respondents may have indicated the need for more than one type of repair.





HIGHLIGHTS

- The type of minor repairs required in Carmacks is quite diverse.
- The percentage of dwellings that require many of these kinds of repairs is greater than the corresponding Yukon wide percentage.
- The category with the greatest repair need is doors at 19.2 percent.
- "Other" refers to minor repairs not included in another category.

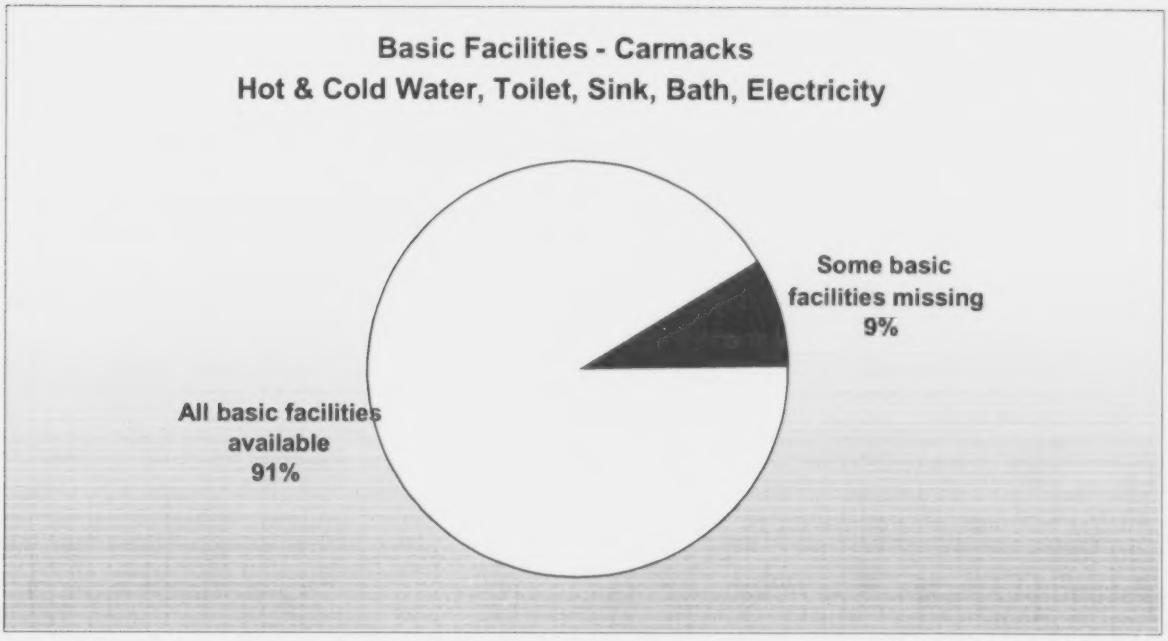
1.3 BASIC FACILITIES

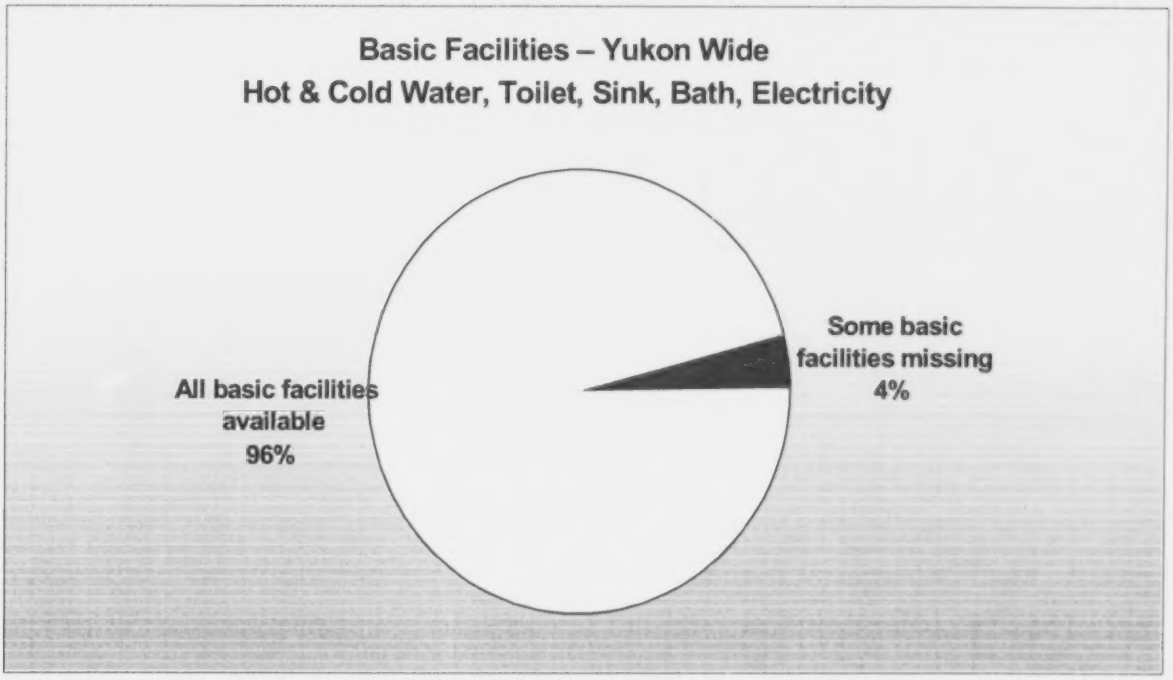
Basic facilities include hot and cold water, indoor toilet, sink, bath, and electricity. The next sub-theme shows the percentage of households that have basic facilities:

⇒ **BASIC FACILITIES.**

1.3.1 BASIC FACILITIES

The following pie charts show the percentage of households that have basic facilities.


Basic Facilities - Carmacks
Hot & Cold Water, Toilet, Sink, Bath, Electricity
Some basic facilities missing 9%
All basic facilities available 91%


Basic Facilities – Yukon Wide
Hot & Cold Water, Toilet, Sink, Bath, Electricity
Some basic facilities missing 4%
All basic facilities available 96%

HIGHLIGHTS

- 9 percent of all dwellings in Carmacks are missing some basic facilities.
- Within the Yukon as a whole, 4 percent of dwellings are missing at least some of these basic facilities.

1.4 HEALTH AND SAFETY DEFICIENCIES

The next six sub-themes show the percentage of households that have health and safety deficiencies including lack of smoke alarms, ventilation, clean water, and safe sewage:

⇒ **HEALTH AND SAFETY DEFICIENCIES,**

⇒ **SMOKE ALARMS,**

⇒ **MECHANICAL VENTILATION,**

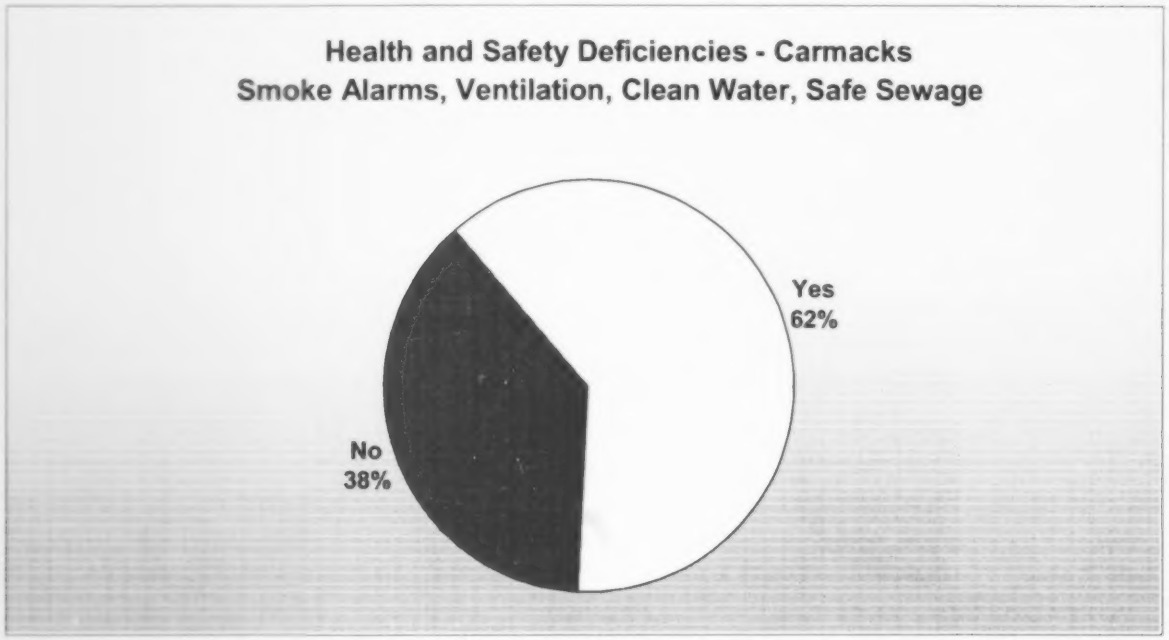
⇒ **KITCHEN/BATHROOM EXHAUST,**

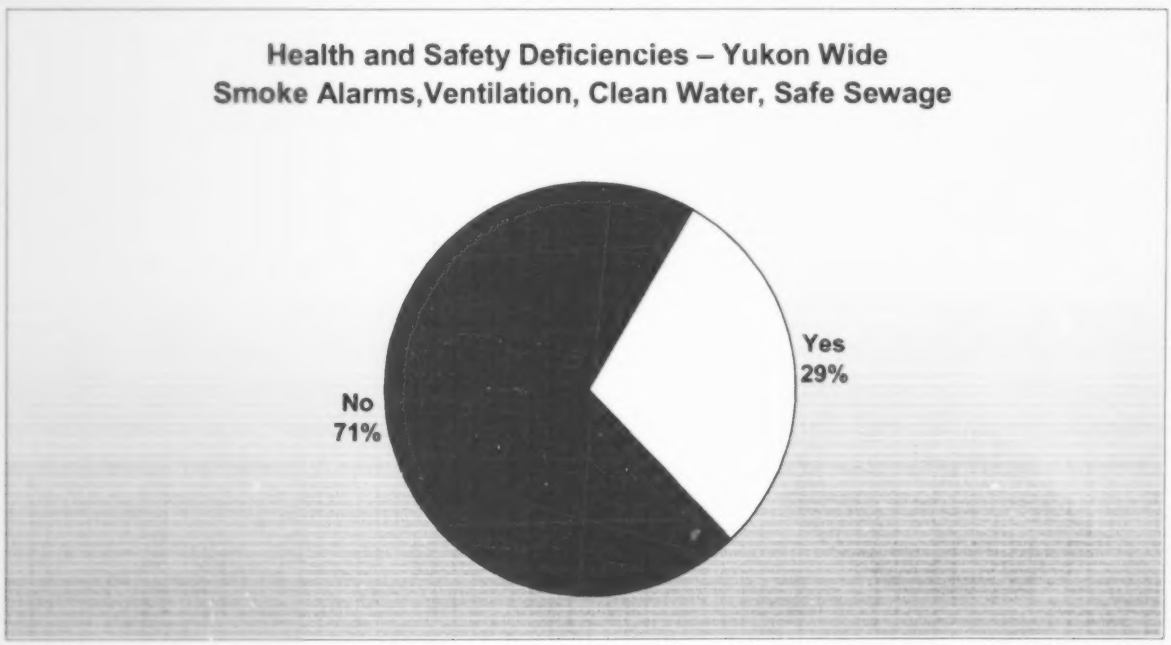
⇒ **WATER SUPPLY,**

⇒ **SEWAGE DISPOSAL.**

1.4.1 HEALTH AND SAFETY DEFICIENCIES

The following pie charts show the percentage of households that have health and safety deficiencies:



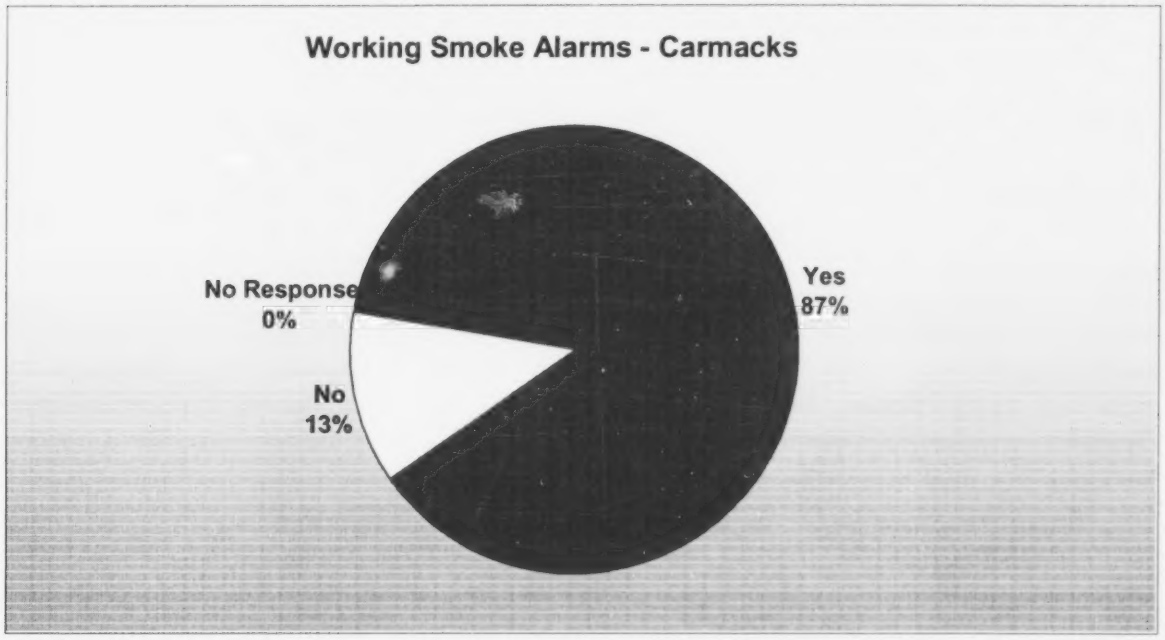


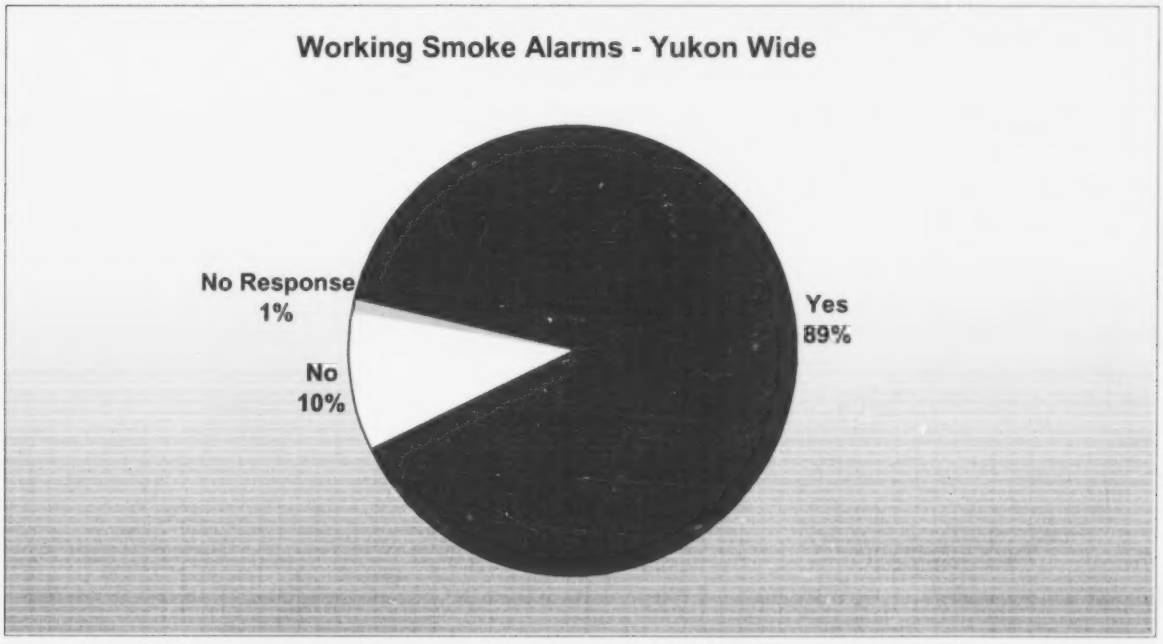
HIGHLIGHTS

- 62 percent of all Carmacks dwellings are deficient in at least one health and safety feature. This is over double the Yukon rate.
- Within the Yukon as a whole, 29 percent of dwellings are deficient in at least one feature.

1.4.2 SMOKE ALARMS

The following pie charts show the percentage of households that have working smoke alarms:



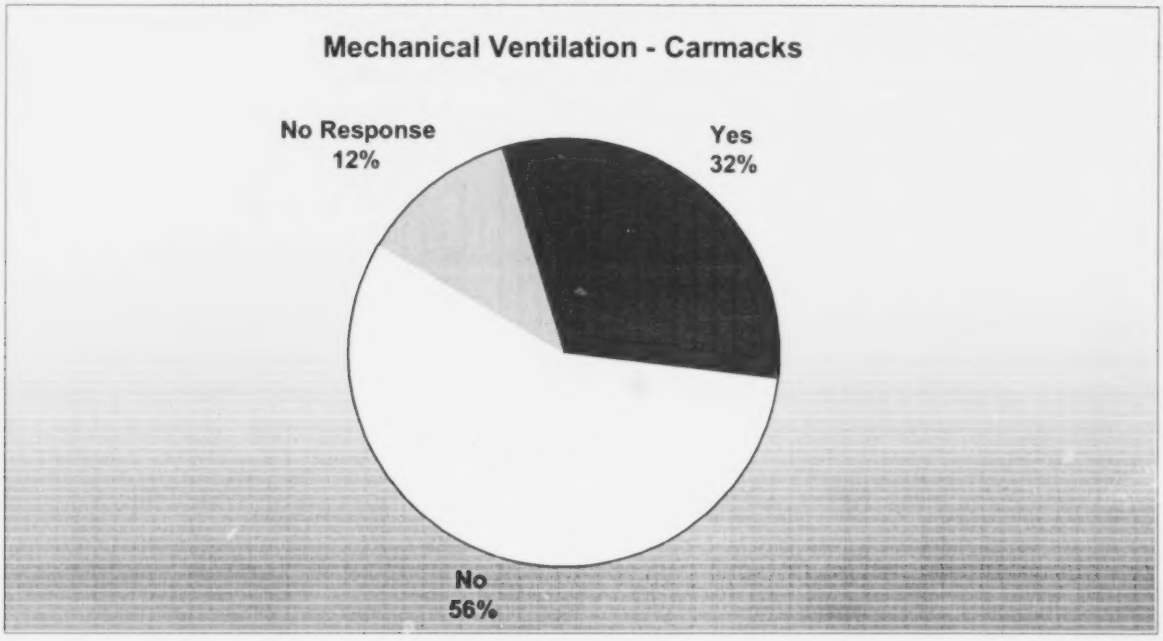


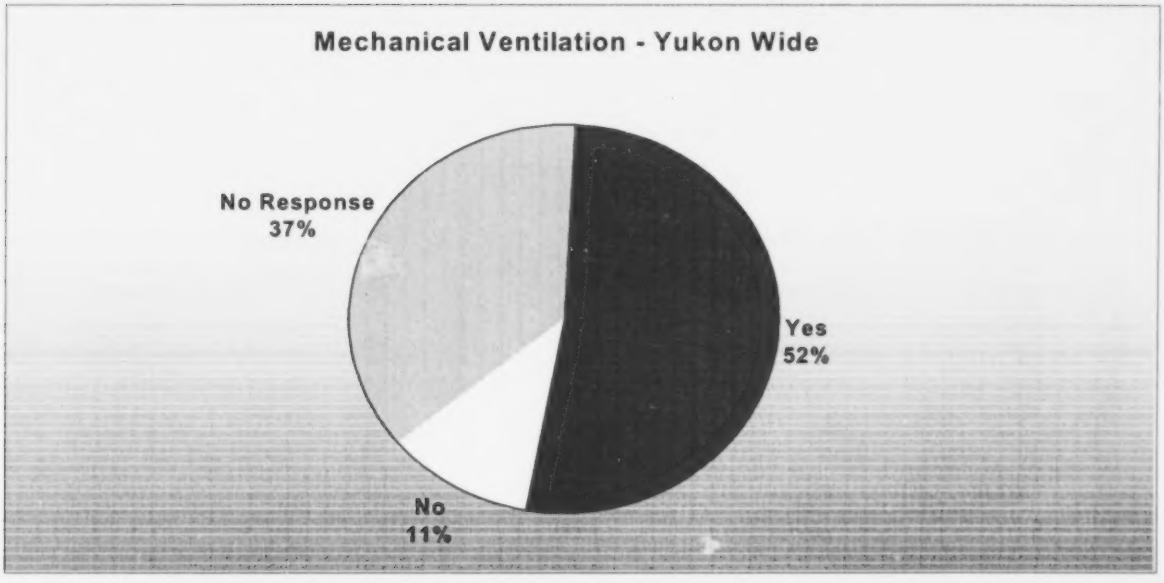
HIGHLIGHTS

- Carmacks and Yukon wide results are similar.
- 13 percent of Carmacks' households do not have working smoke alarms.
- 10 percent of dwellings in the Yukon do not have working smoke alarms.

1.4.3 MECHANICAL VENTILATION

Mechanical ventilation includes heat recovery ventilators, central fans without heat recovery, and direct fresh air supplied by ducting to a furnace return air duct. The following pie charts show the percentage of households that have mechanical ventilation:



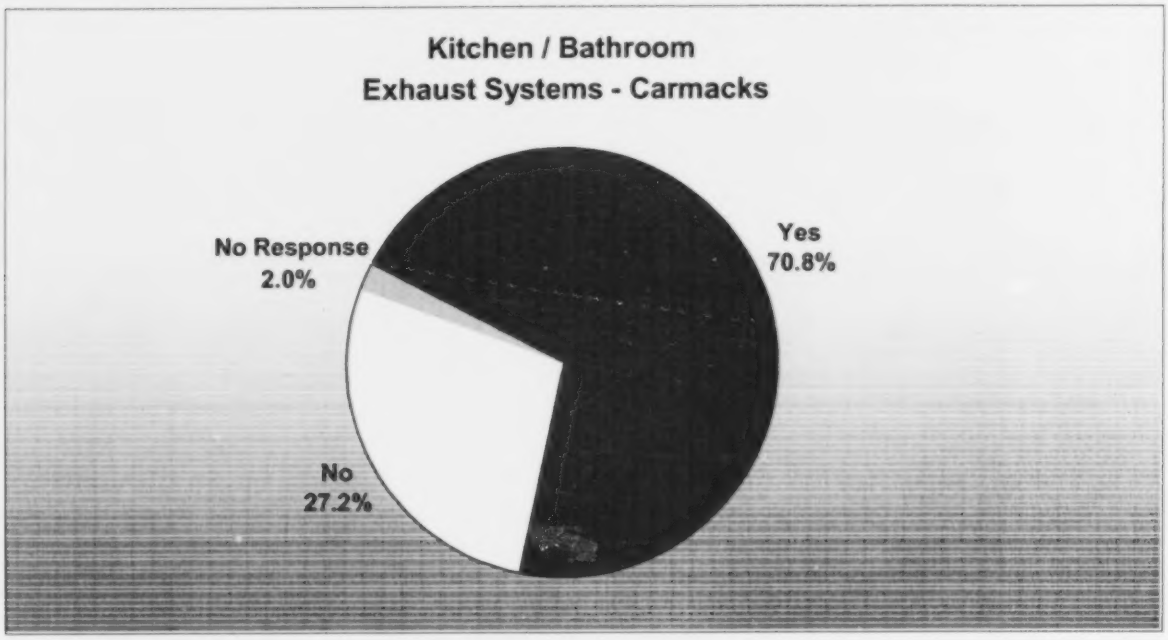


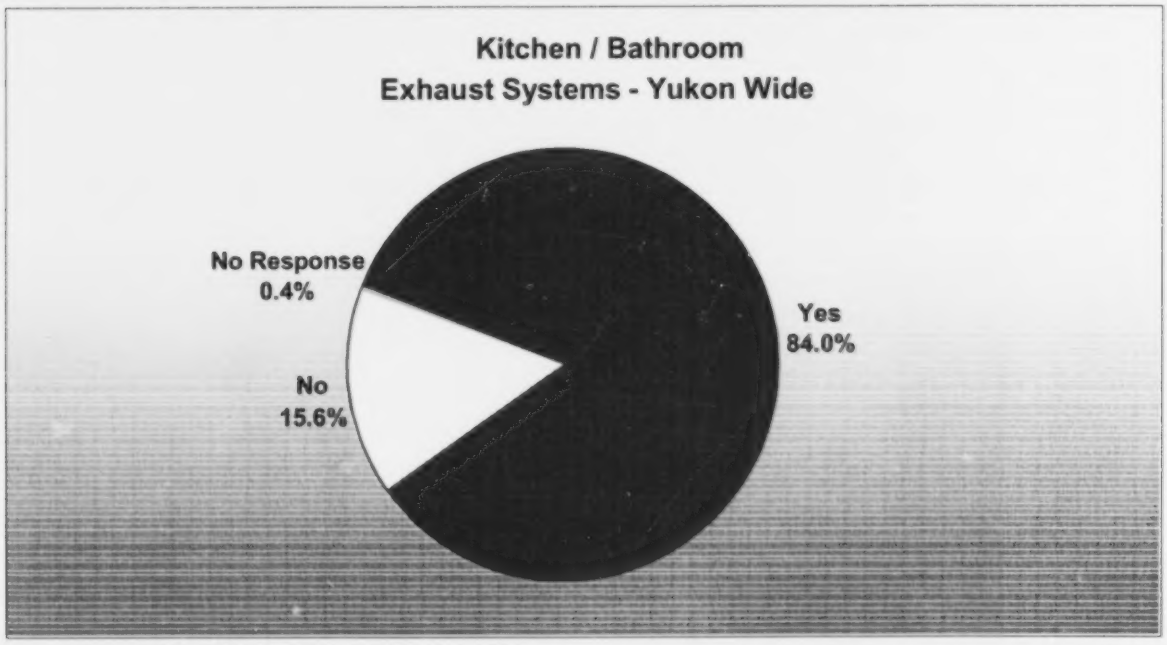
HIGHLIGHTS

- Carmacks and Yukon wide results are different.
- 56 percent of respondents in Carmacks said they did not have mechanical ventilation. This is over five times the Yukon rate.
- 11 percent of dwellings in the Yukon do not have mechanical ventilation.

1.4.4 KITCHEN/BATHROOM EXHAUST SYSTEMS

The following pie charts show the percentage of households that have kitchen/bathroom exhaust systems:



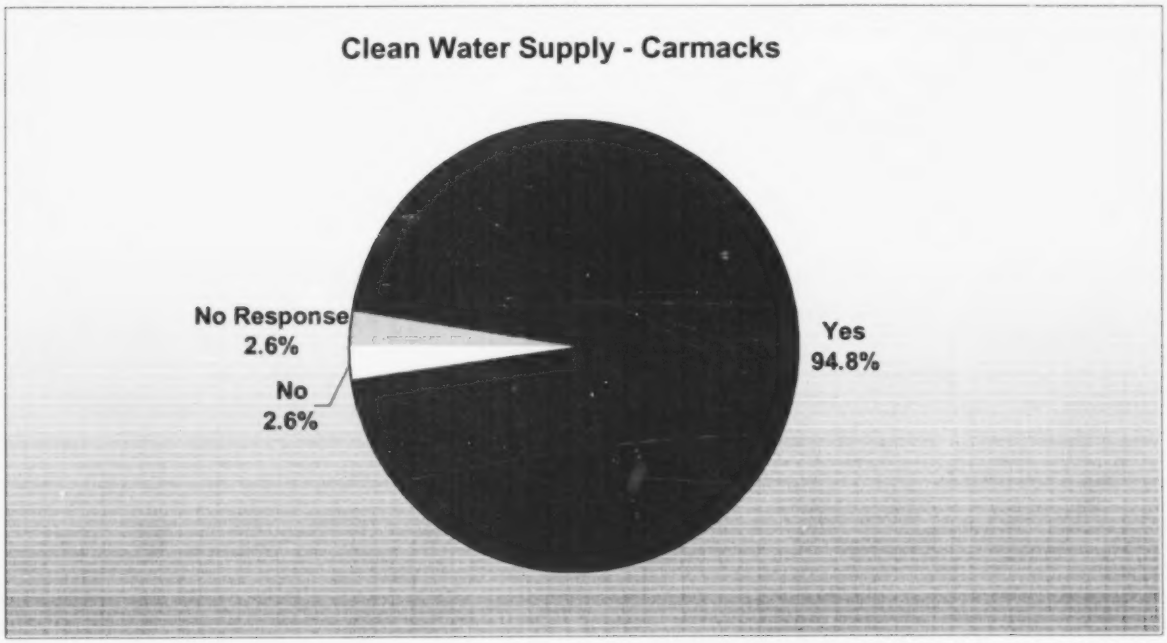


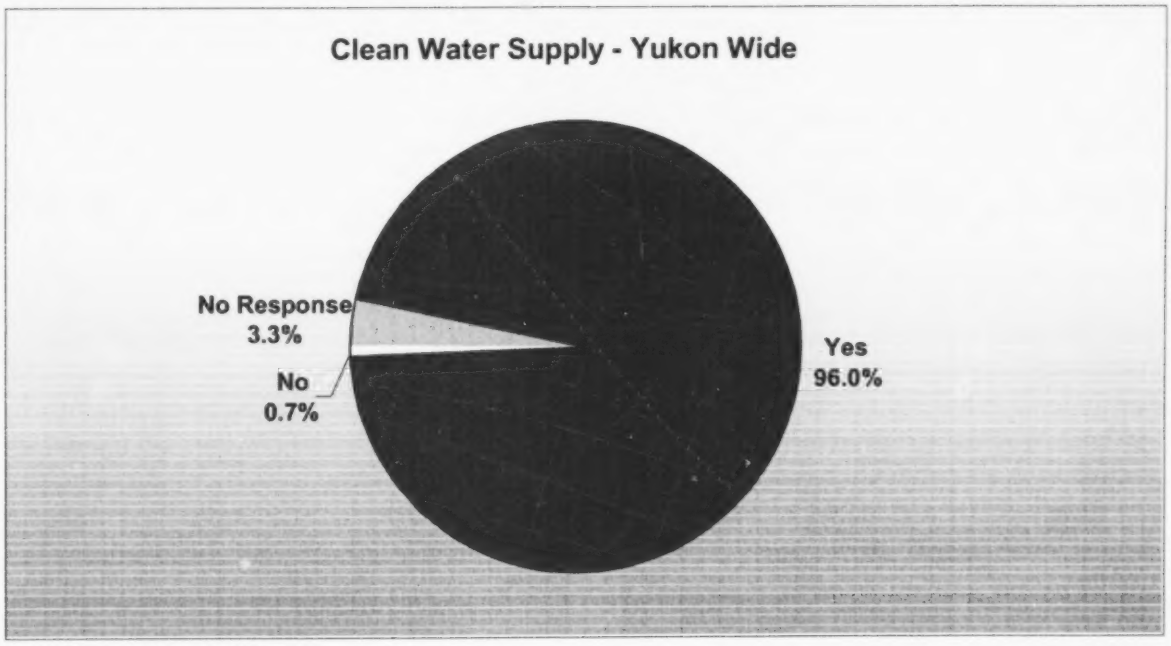
HIGHLIGHTS

- 27.2 percent of respondents in Carmacks said they did not have kitchen and/or bathroom exhaust systems. This is significantly higher than the Yukon rate.
- 15.6 percent of dwellings in the Yukon do not have exhaust systems.

1.4.5 WATER SUPPLY

The following pie charts show the percentage of households that have a clean water supply:



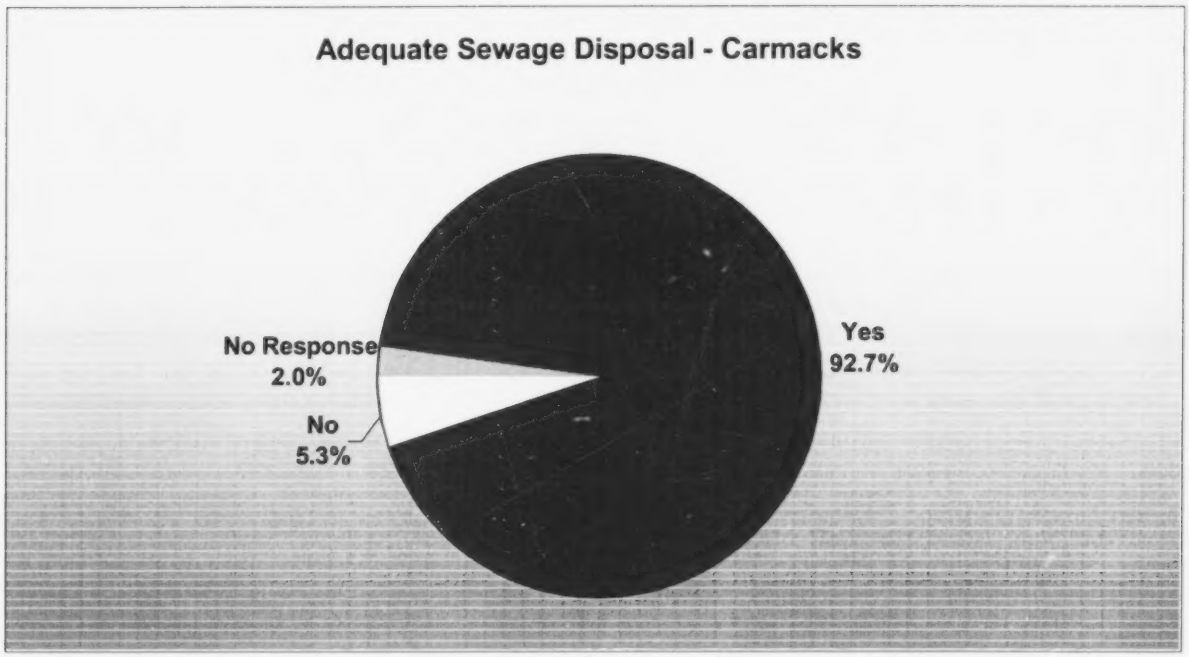


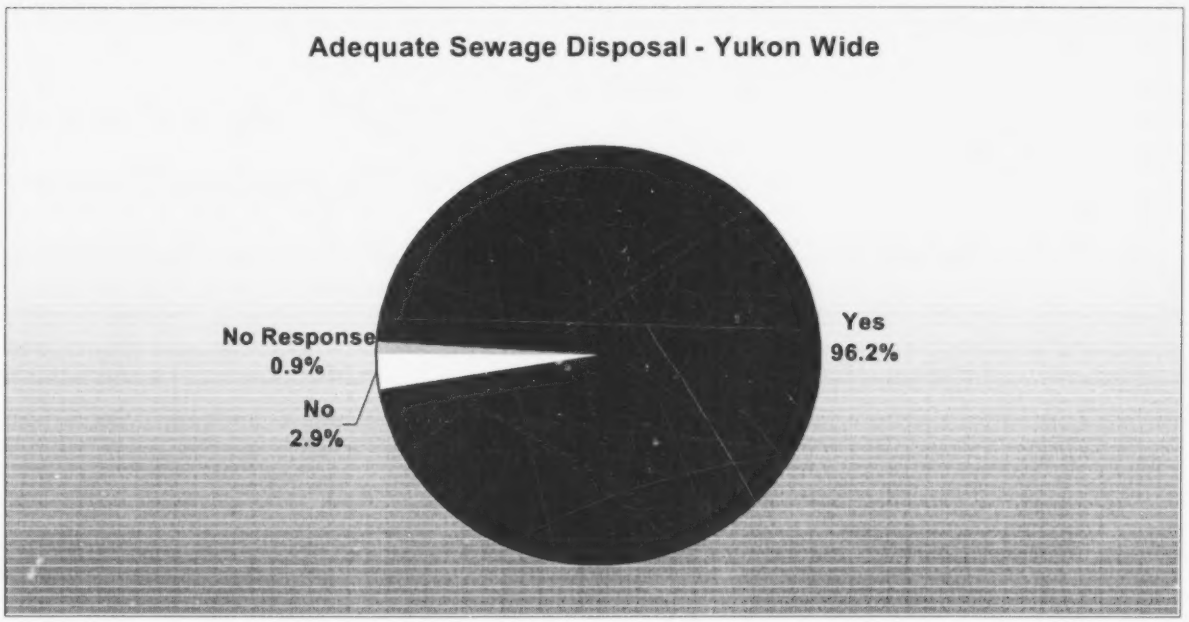
HIGHLIGHTS

- The majority of households in Carmacks and in the Yukon have clean water.
- 2.6 percent of households in Carmacks do not have clean water.
- 0.7 percent of households in the Yukon do not have clean water.

1.4.6 SEWAGE DISPOSAL

The following pie charts show the percentage of households that have adequate sewage disposal:





HIGHLIGHTS

- The majority of households in Carmacks and in the Yukon have adequate sewage disposal.
- 5.3 percent of households in Carmacks do not have adequate sewage disposal.
- 2.9 percent of households in the Yukon do not have adequate sewage disposal.

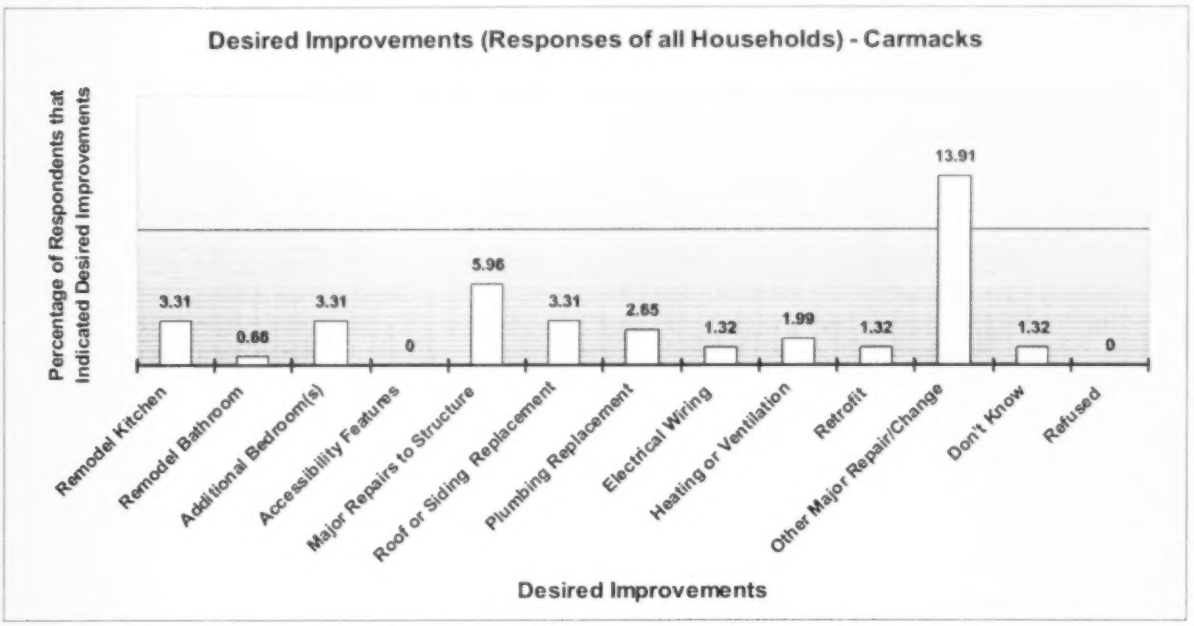
1.5 DESIRED IMPROVEMENTS

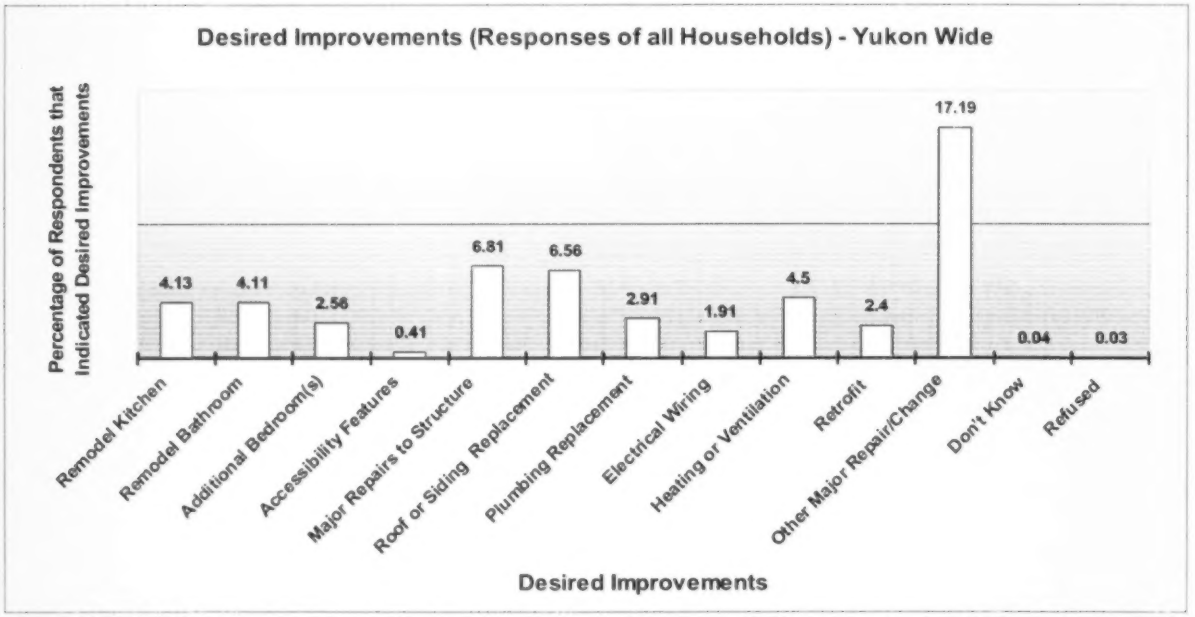
Respondents were asked what types of changes or repairs they would like to make in the next two years. The next sub-theme shows the percentage of households that desire improvements:

⇒ **DESIRED IMPROVEMENTS.**

1.5.1 DESIRED IMPROVEMENTS

"Major Repairs to Structure" includes repairs to walls, foundation, floors and ceiling. "Other Major Repair/Change" addresses the development of and/or addition of new space. These bar charts show the percentage of respondents who indicated various desired improvements.





HIGHLIGHTS

- There is a wide range of improvements desired in Carmacks.
- Apart from the non-specific "Other" category, remodel kitchen at 3.31 percent, additional bedroom(s) at 3.31 percent, major repairs to structure at 5.96 percent and roof or siding replacement at 3.31 percent are most desired improvements.

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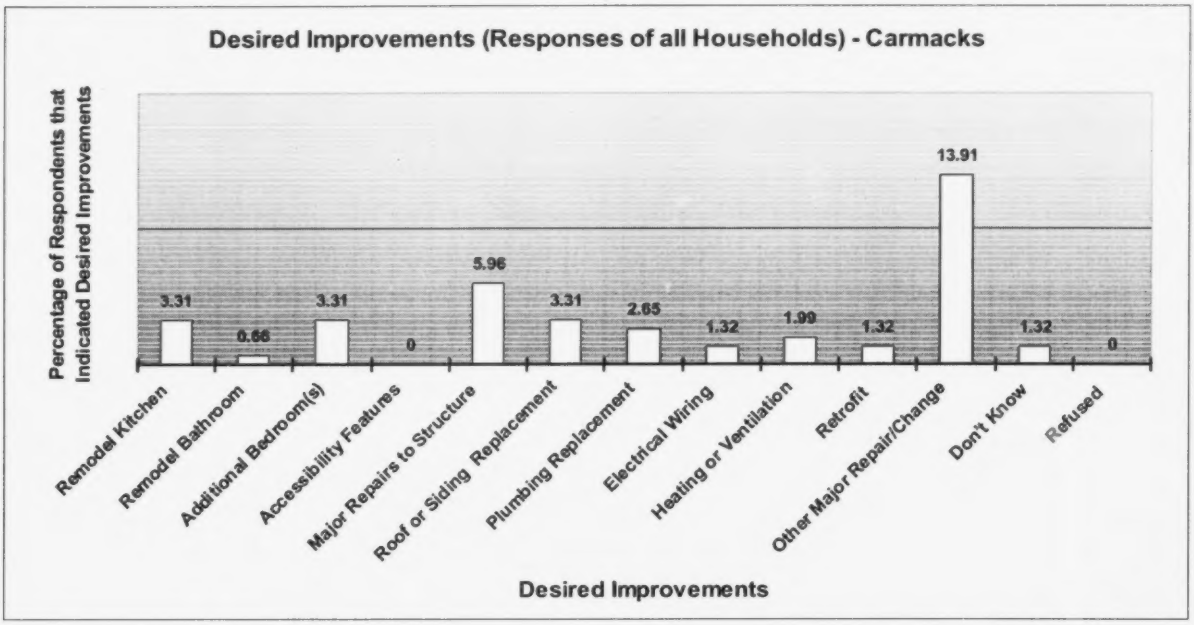
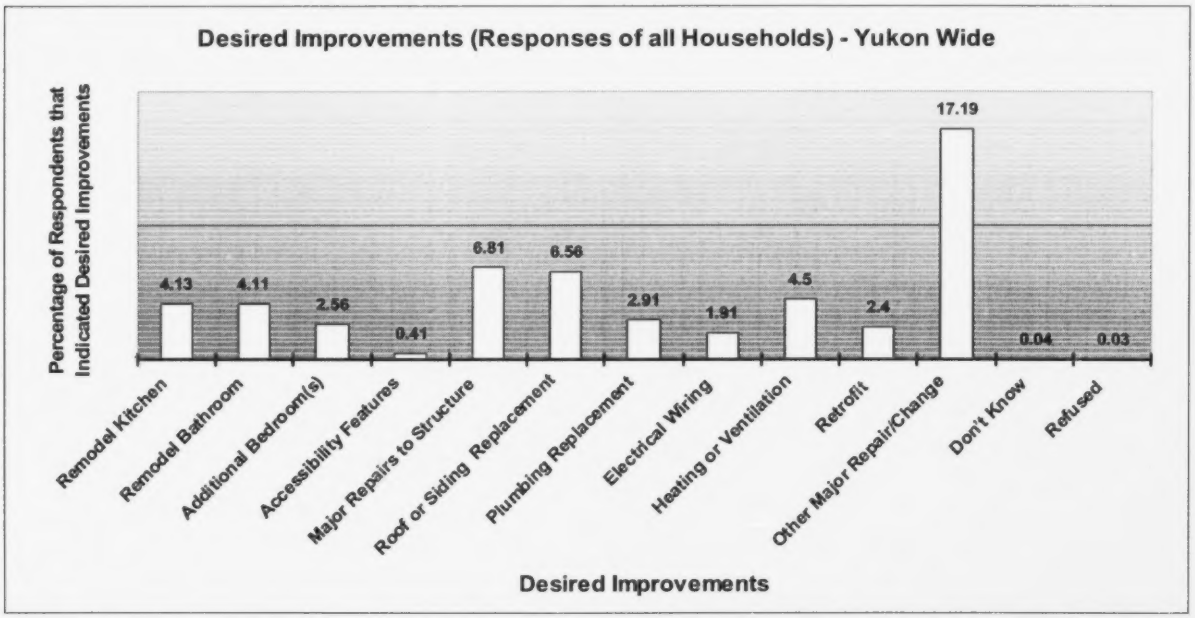




HIGHLIGHTS

- There is a wide range of improvements desired in Carmacks.
- Apart from the non-specific "Other" category, remodel kitchen at 3.31 percent, additional bedroom(s) at 3.31 percent, major repairs to structure at 5.96 percent and roof or siding replacement at 3.31 percent are most desired improvements.

2 DWELLING AFFORDABILITY

Dwelling affordability is a measure of the ability of the occupants of a dwelling to pay for their housing. Dwelling affordability was determined using ranges of incomes and ranges of expenses. Using these ranges, and the standard of 30 percent shelter cost to income ratio as a cut-off, it was possible to determine households where there was an affordability problem, households where there was no affordability problem, and households where there was a "possible" affordability problem. There were also households where respondents did not provide household income and/or expense information. These fell into the "insufficient data" category.

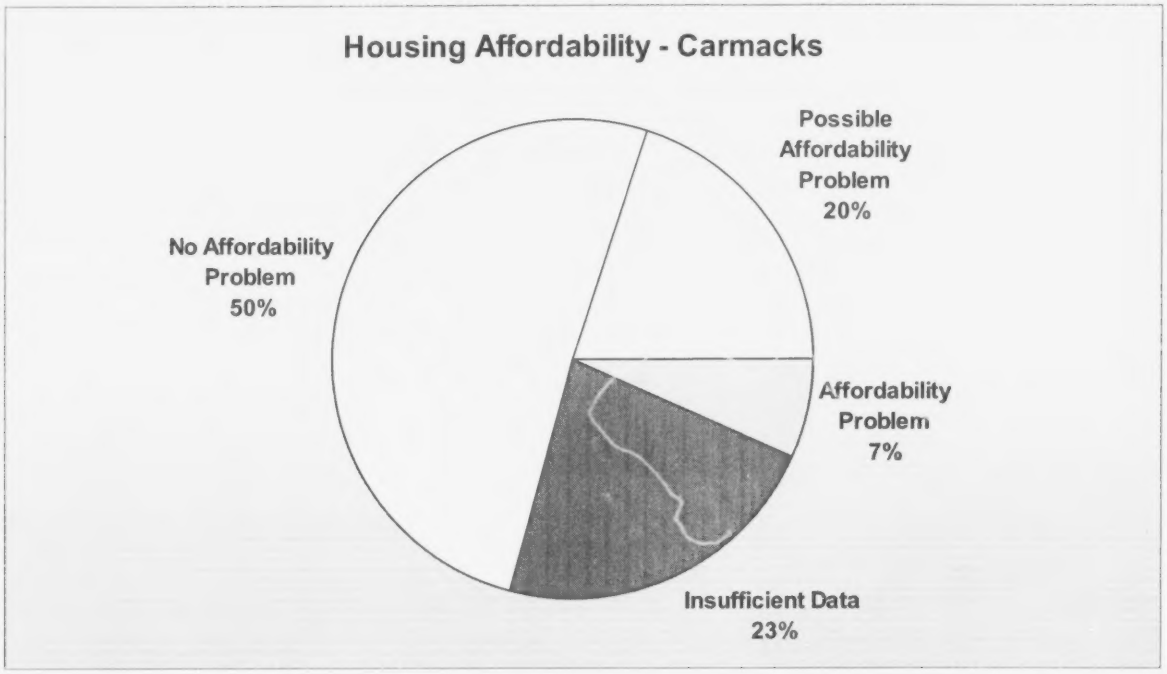
2.1 PRESENCE OR ABSENCE OF AFFORDABILITY PROBLEM

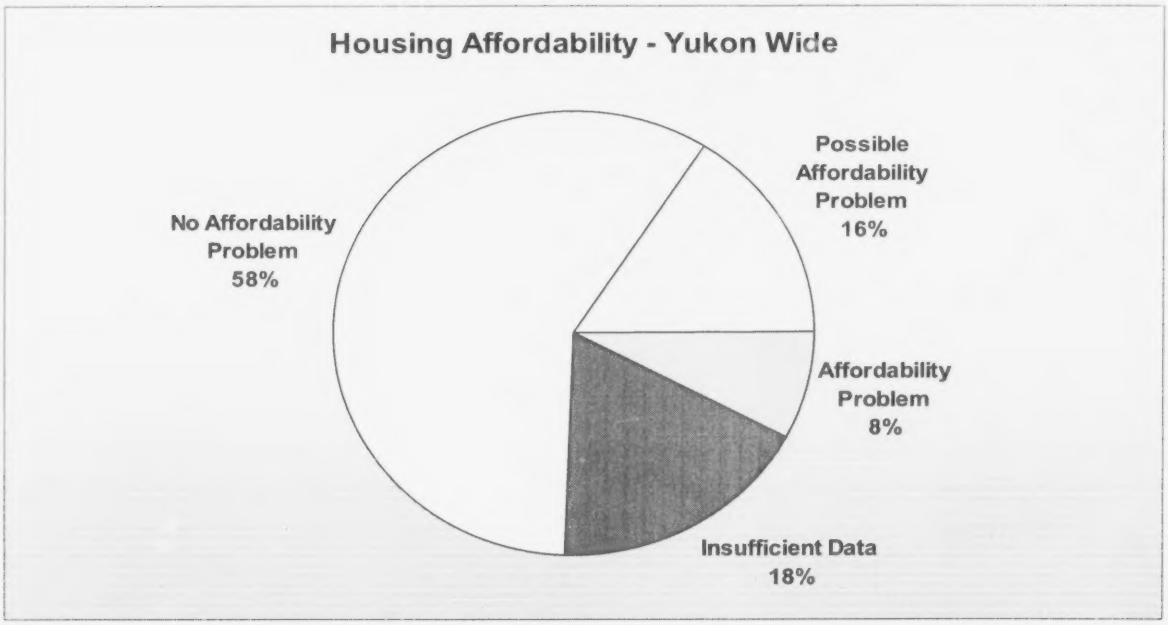
Respondents were asked whether they had an affordability problem. The next sub-theme shows dwelling affordability in Carmacks and in the Yukon:

⇒ **AFFORDABILITY.**

2.1.1 AFFORDABILITY

The following pie charts show the percentage of households in each category:



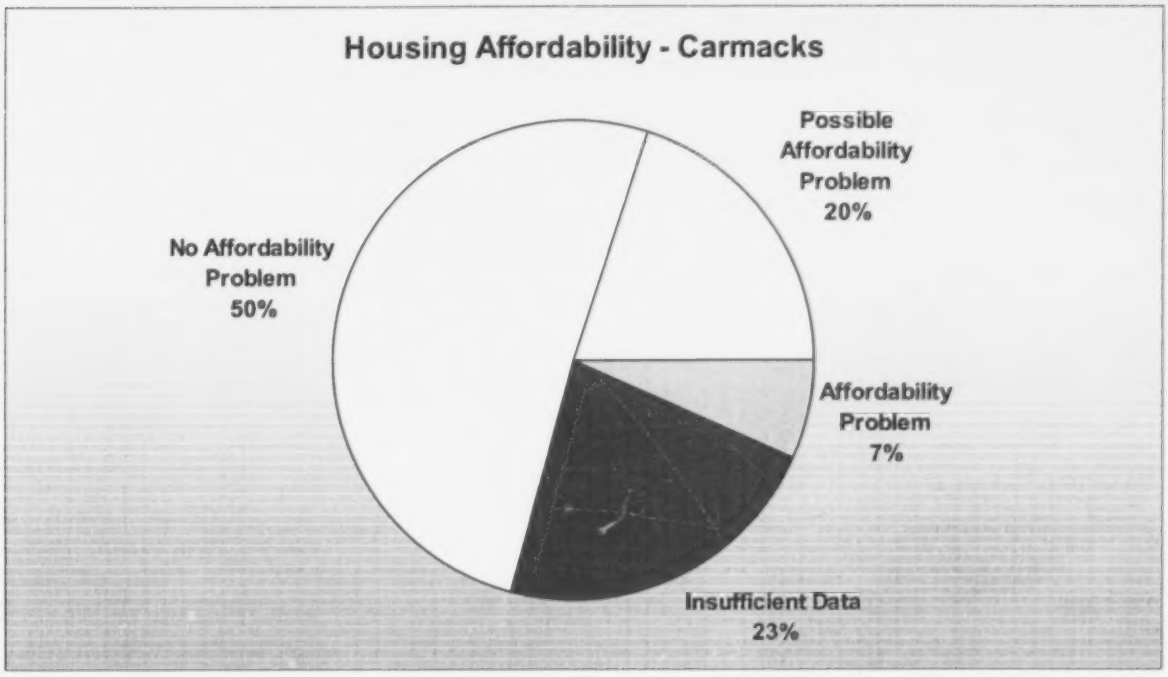


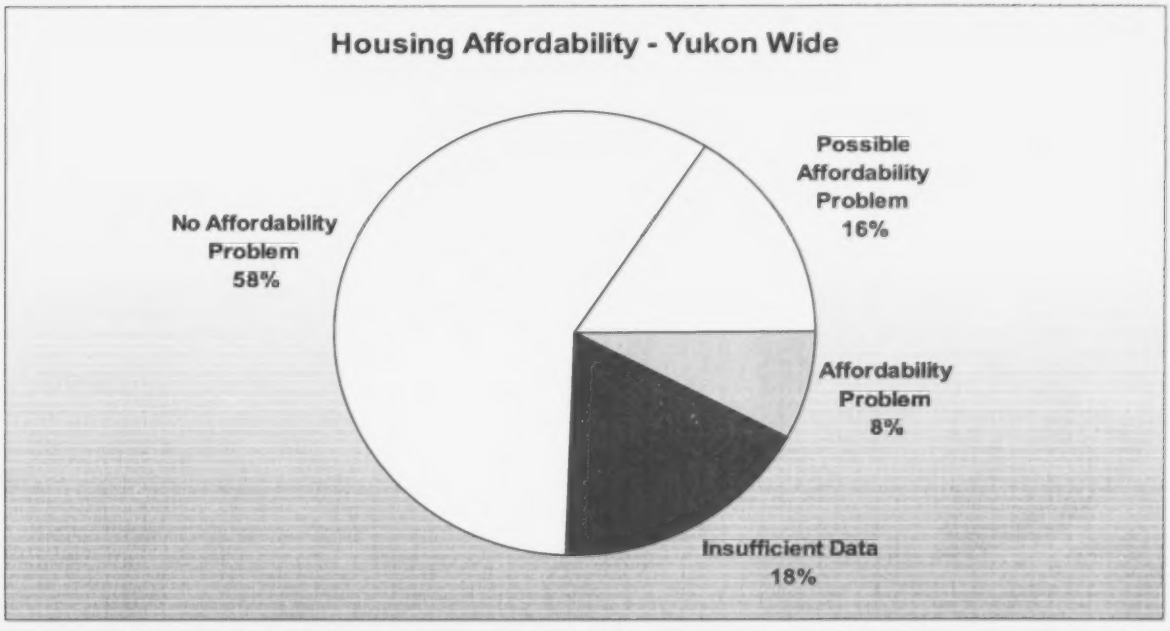
HIGHLIGHTS

- In Carmacks, 7 percent of households indicate having an affordability problem where they spend more than 30 percent of their income on shelter costs.
- 20 percent have a possible affordability problem.

2.1.1 AFFORDABILITY

The following pie charts show the percentage of households in each category:





HIGHLIGHTS

- In Carmacks, 7 percent of households indicate having an affordability problem where they spend more than 30 percent of their income on shelter costs.
- 20 percent have a possible affordability problem.

3 DWELLING SUITABILITY

"Dwelling suitability" in housing refers to the appropriateness of the dwelling for the people living in it including factors such as crowding and accessibility.

3.1 CROWDING

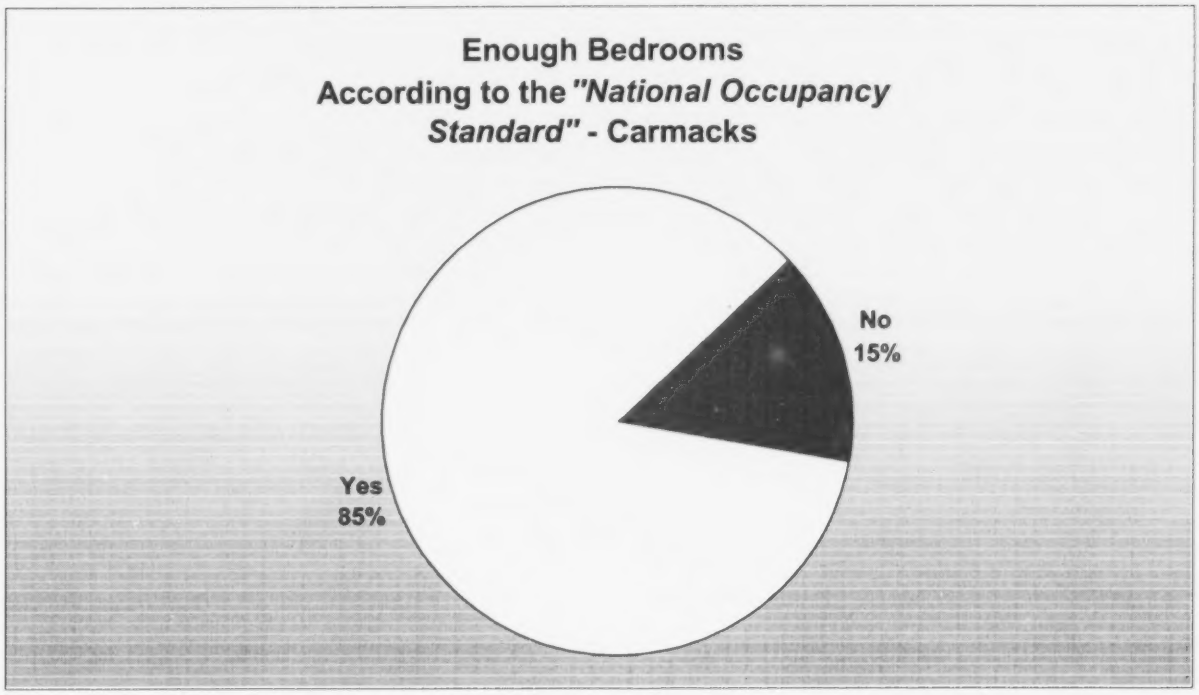
The National Occupancy Standard stipulates, for example, a minimum number of bedrooms required in a dwelling depending on the age and gender composition of the household. According to this standard, for example, separate bedrooms are required for each adult over the age of 18 unless that adult is in a married or common-law relationship with another household member. The next two sub-themes address crowding:

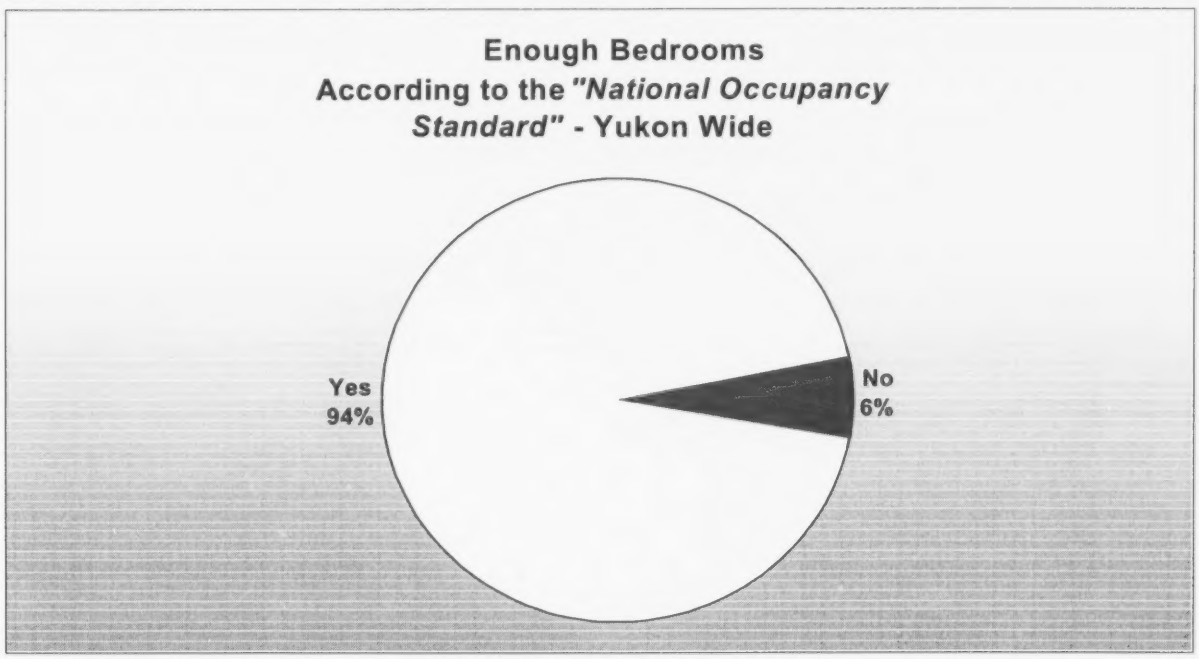
⇒ **BEDROOMS,**

⇒ **PERCENTAGE OF HOUSEHOLDS THAT USE OTHER ROOMS AS BEDROOMS.**

3.1.1 BEDROOMS

The following pie charts show the percentage of households with enough bedrooms:



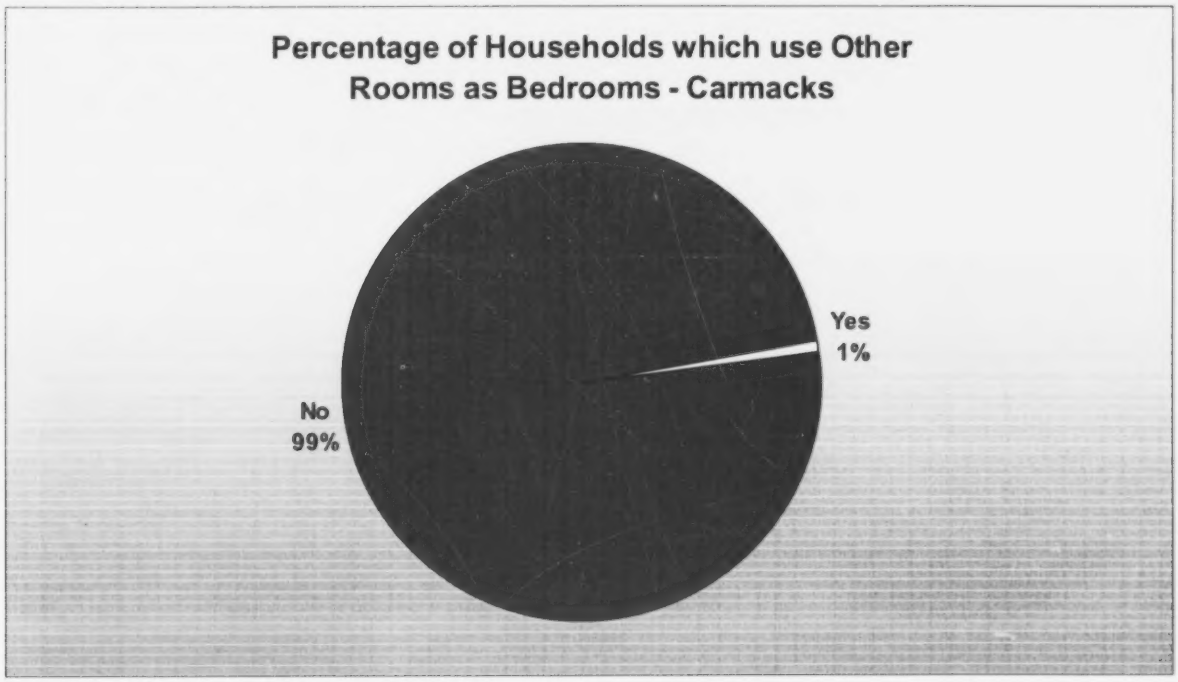


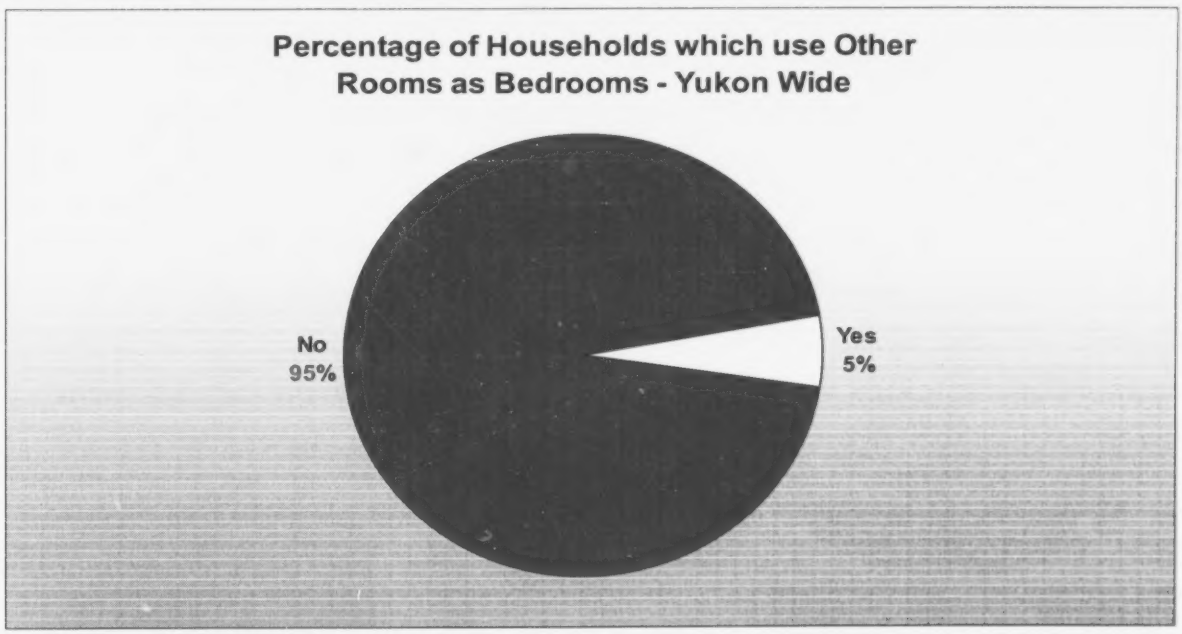
HIGHLIGHTS

- According to the *National Occupancy Standard,* 15 percent of all households in Carmacks do not have enough bedrooms. This is over double the Yukon rate.
- 6 percent of all households in the Yukon do not have enough bedrooms.

3.1.2 PERCENTAGE OF HOUSEHOLDS THAT USE OTHER ROOMS AS BEDROOMS

Some households use rooms other than bedrooms as bedrooms. The percentage of households that do this is shown below for both Carmacks and the Yukon in general.





HIGHLIGHTS

- The majority of households both in Carmacks at 99 percent and the Yukon at 95 percent do not use rooms other than bedrooms as bedrooms.

3.2 ACCESSIBILITY FOR DISABLED AND ELDERLY

Another factor used in determining the suitability of housing is accessibility of the dwelling for those households with one or more disabled members. In order to determine the importance of this factor, the number of households that have disabled members must be determined. This information is shown in the next three sub-themes:

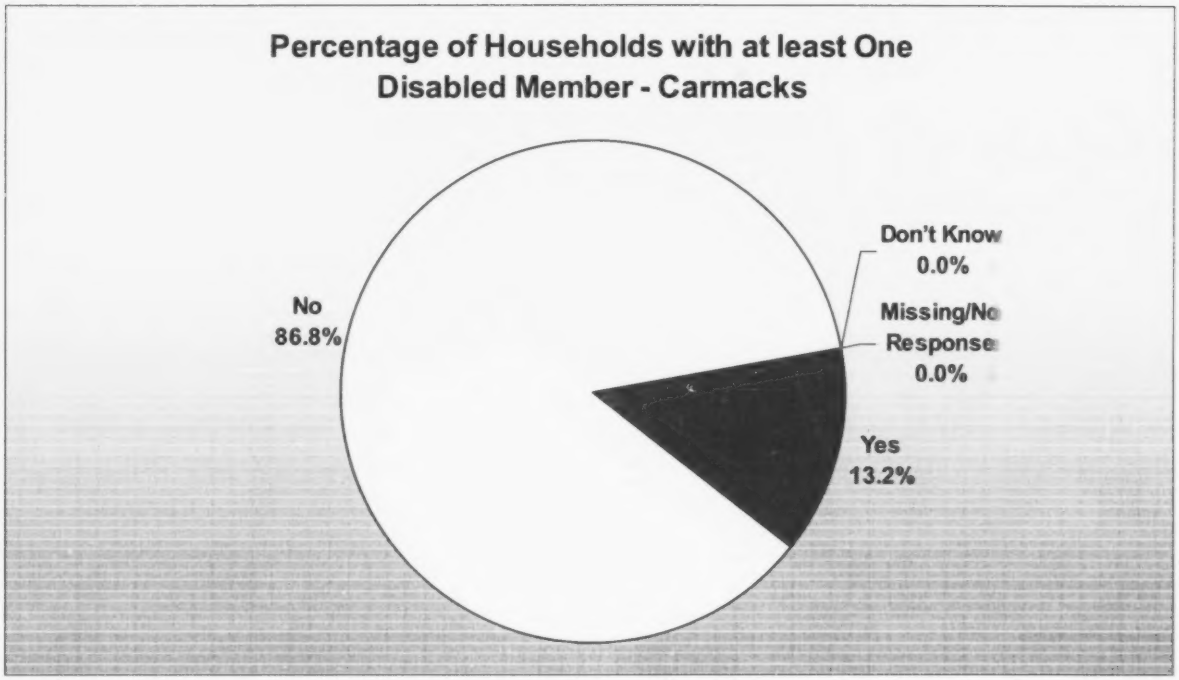
⇒ **PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED PERSON,**

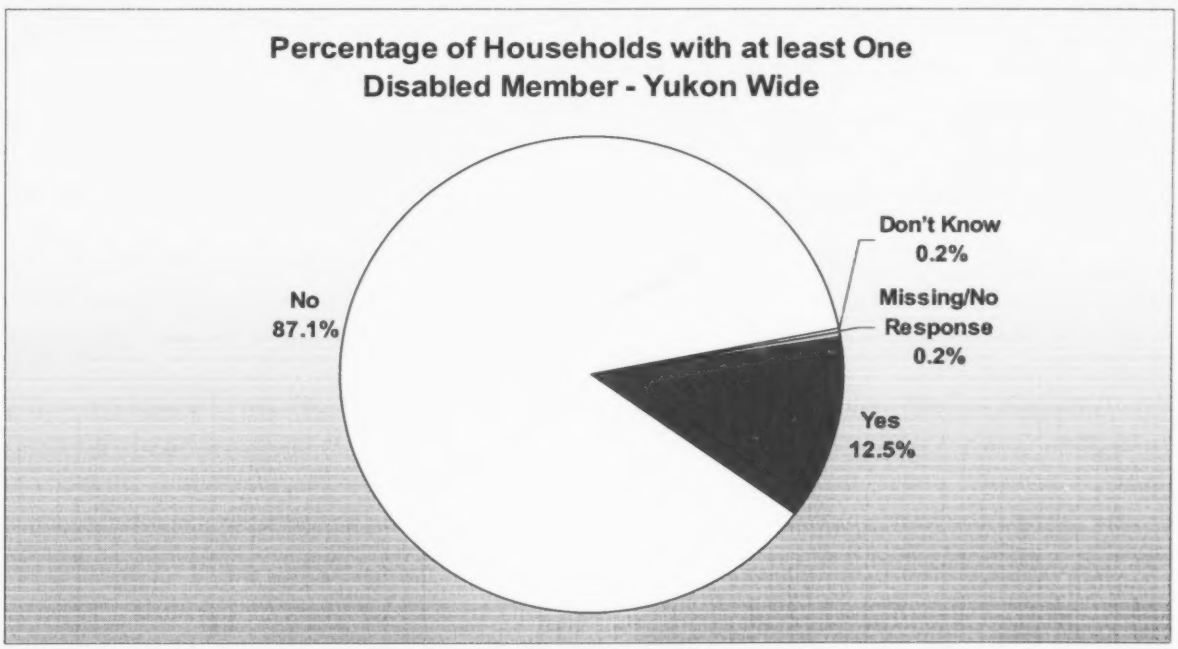
⇒ **NUMBER OF DISABLED PEOPLE IN HOUSEHOLDS,**

⇒ **ACCESSIBILITY FEATURE(S) REQUIRED.**

3.2.1 PERCENTAGE OF HOUSEHOLDS WITH AT LEAST ONE DISABLED PERSON

"Disability" was defined as either a mobility impairment requiring a wheelchair, other mobility impairment (for example, arthritis), visual, auditory, or other disability. The following pie charts show the percentage of households that have at least one disabled person.



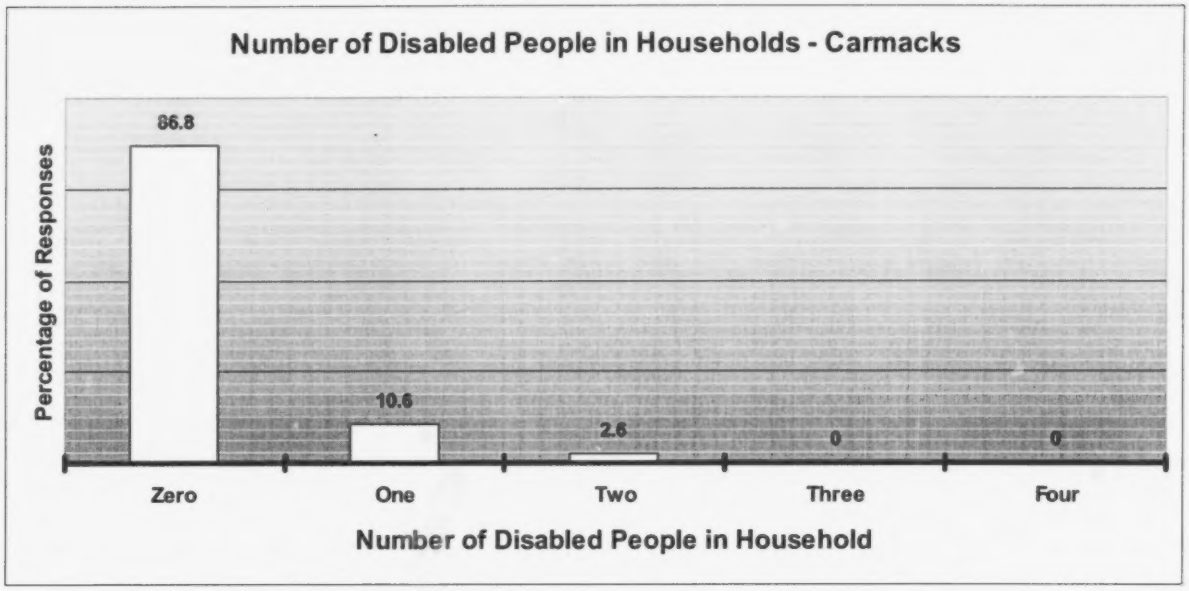


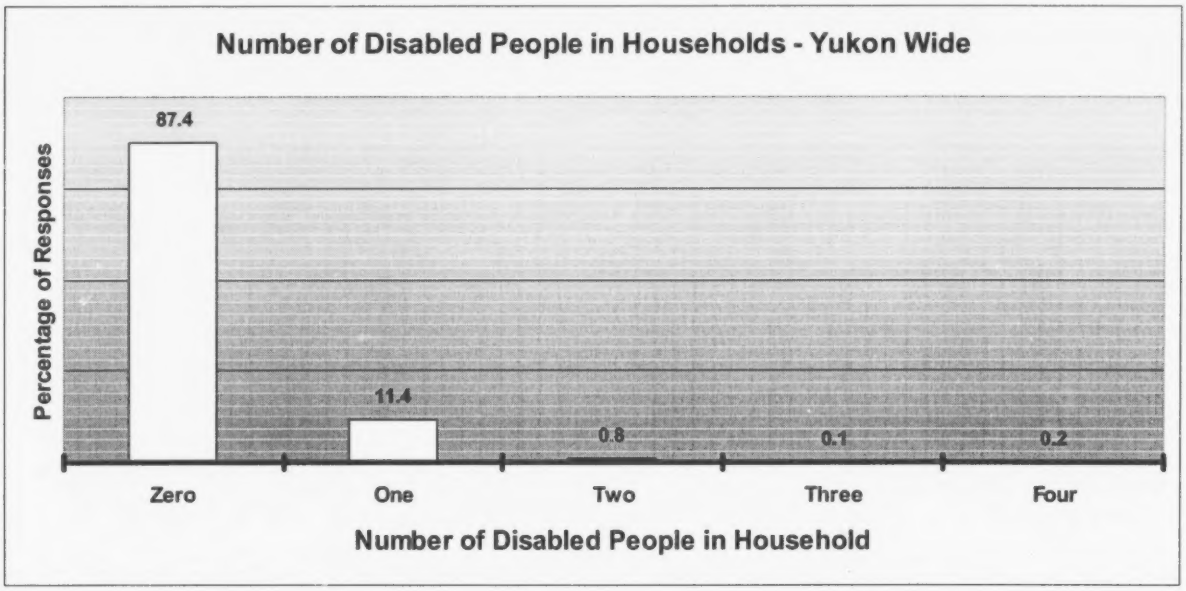
HIGHLIGHTS

- 13.2 percent of households in Carmacks have at least one disabled person.
- 12.5 percent of households in the Yukon have at least one disabled person.

3.2.2 NUMBER OF DISABLED PEOPLE IN HOUSEHOLDS.

These bar charts illustrate the percentage of households with zero, two, three or four disabled people.



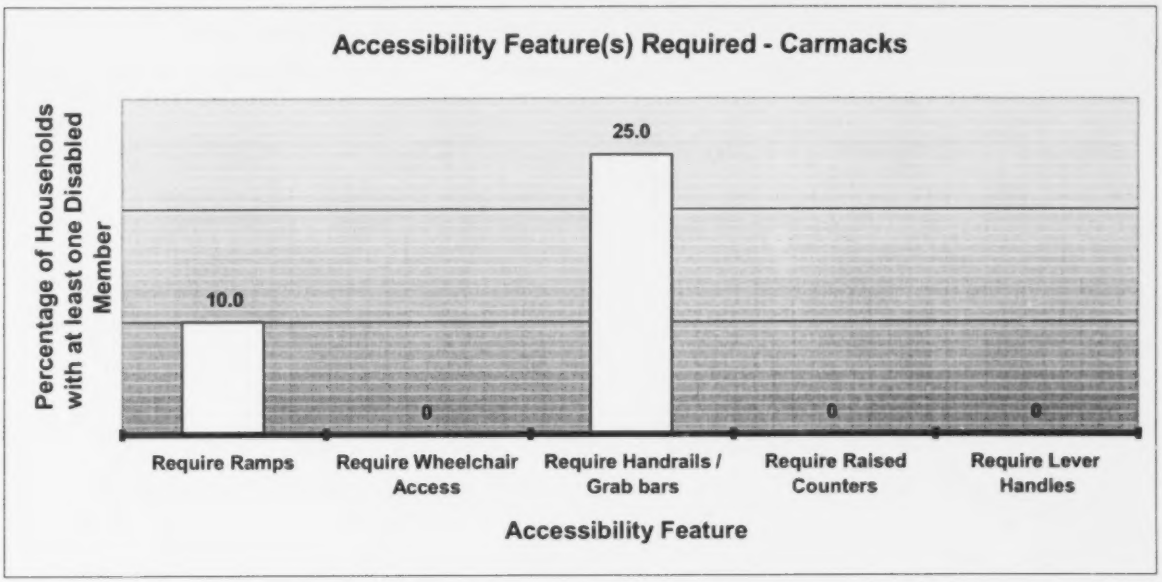


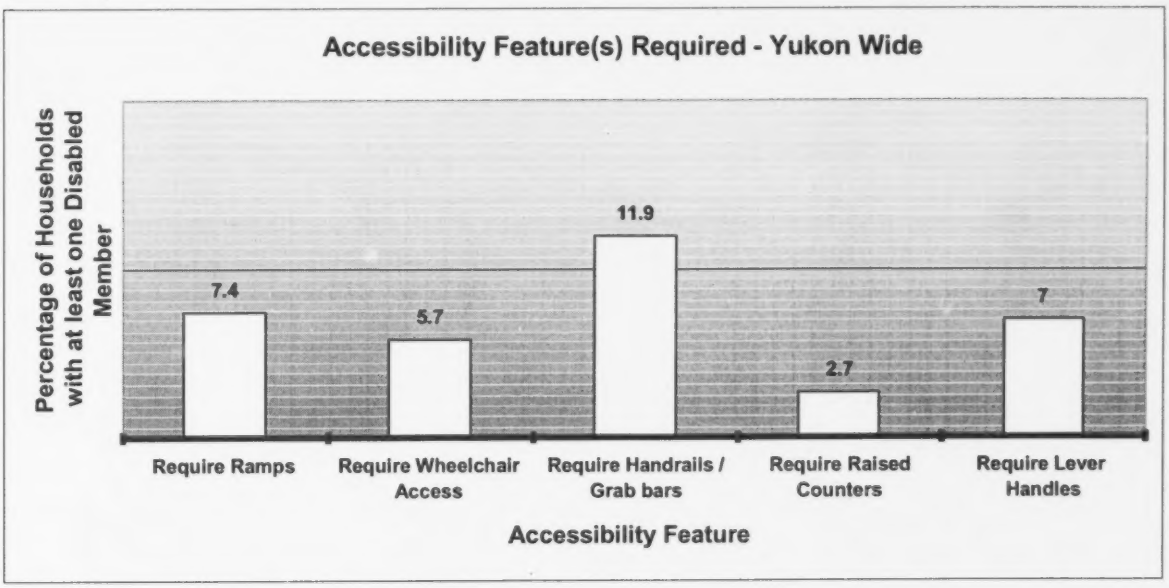
HIGHLIGHTS

- 10.6 percent of households in Carmacks have one disabled person. This compares with 11.5 percent Yukon wide.
- 2.6 percent of households in Carmacks have two disabled people. This is higher than the Yukon rate of 0.8 percent.

3.2.3 ACCESSIBILITY FEATURE(S) REQUIRED

These bar charts illustrate the kinds of features required by households with at least one disabled person.





HIGHLIGHTS

- 10 percent of households require ramps in Carmacks.
- 25 percent of households with at least one disabled member require handrails and/or grab bars.
- Although the percentages may seem high, it is important to remember that the total numbers are low.

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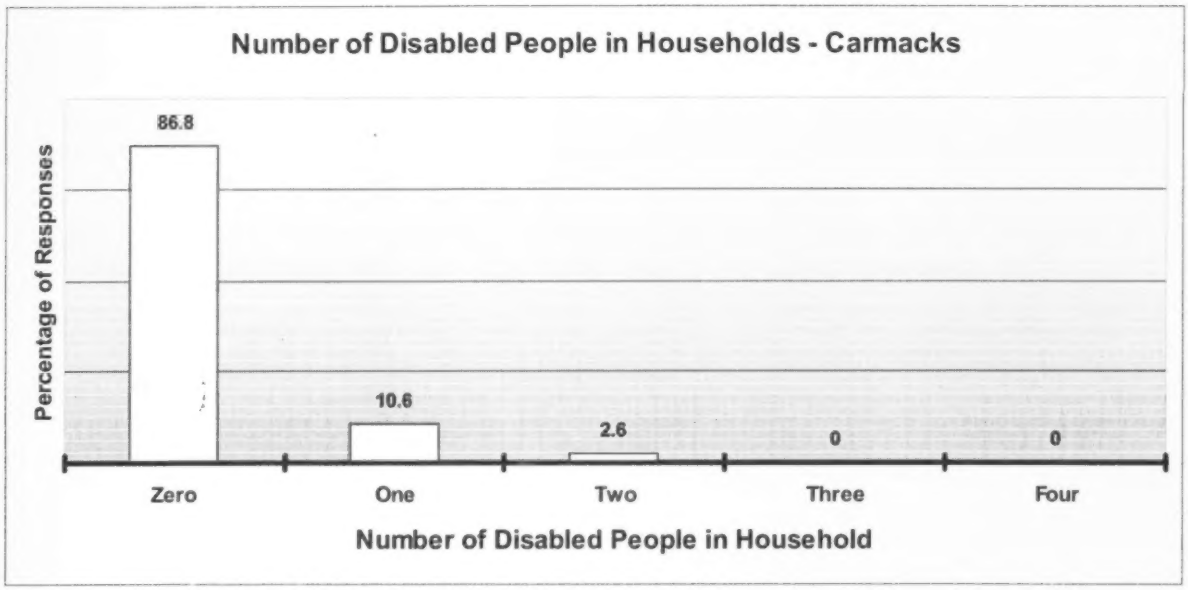
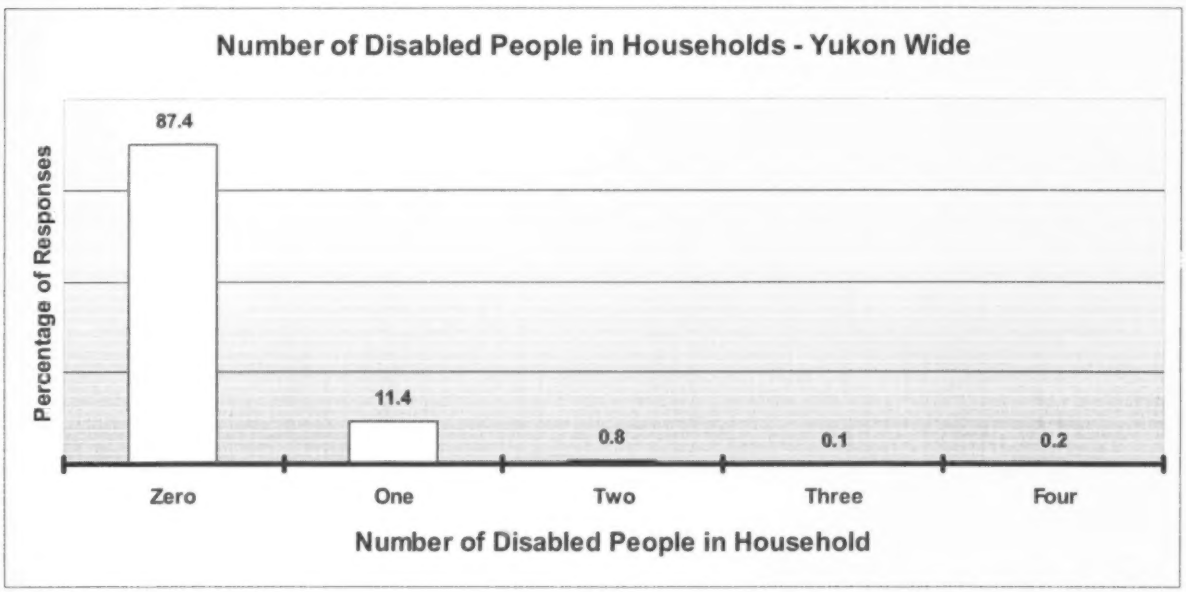
These bar charts illustrate the percentage of households with zero, two, three or four disabled people.





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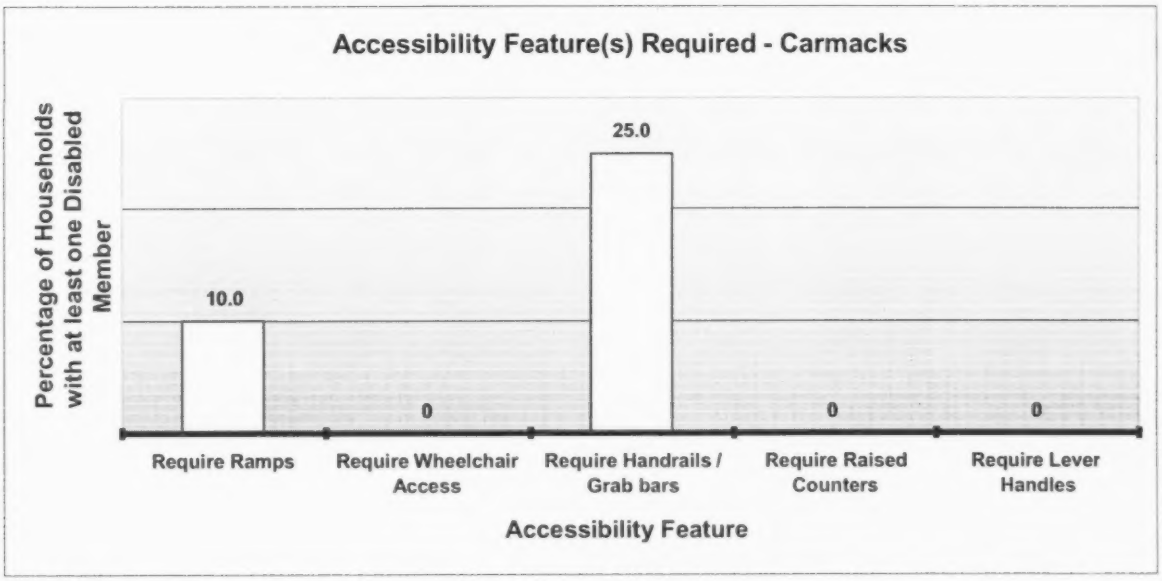

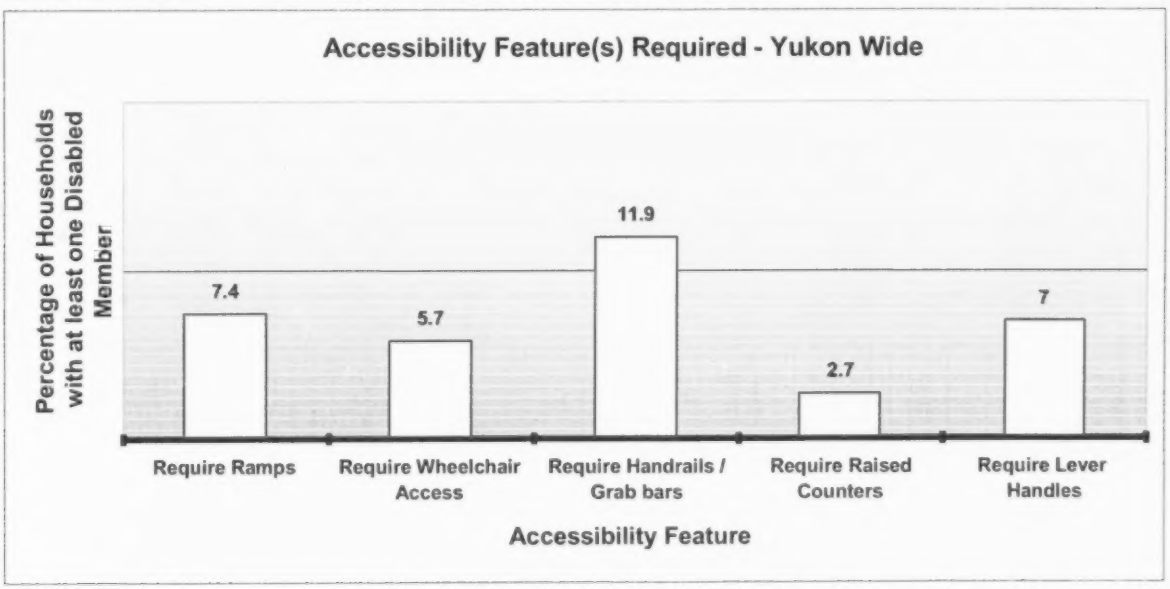

HIGHLIGHTS

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- 25 percent of households with at least one disabled member require handrails and/or grab bars.
- Although the percentages may seem high, it is important to remember that the total numbers are low.

4 ACCESS TO HOME OWNERSHIP

This category of information helps us to determine why renters have chosen to remain renters rather than buying a dwelling.

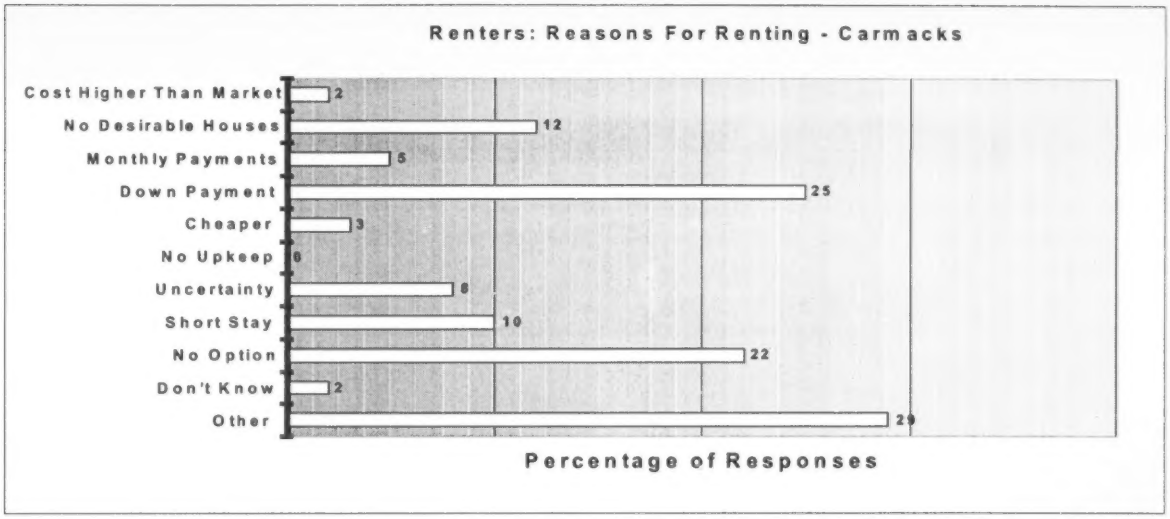
4.1 RENTERS

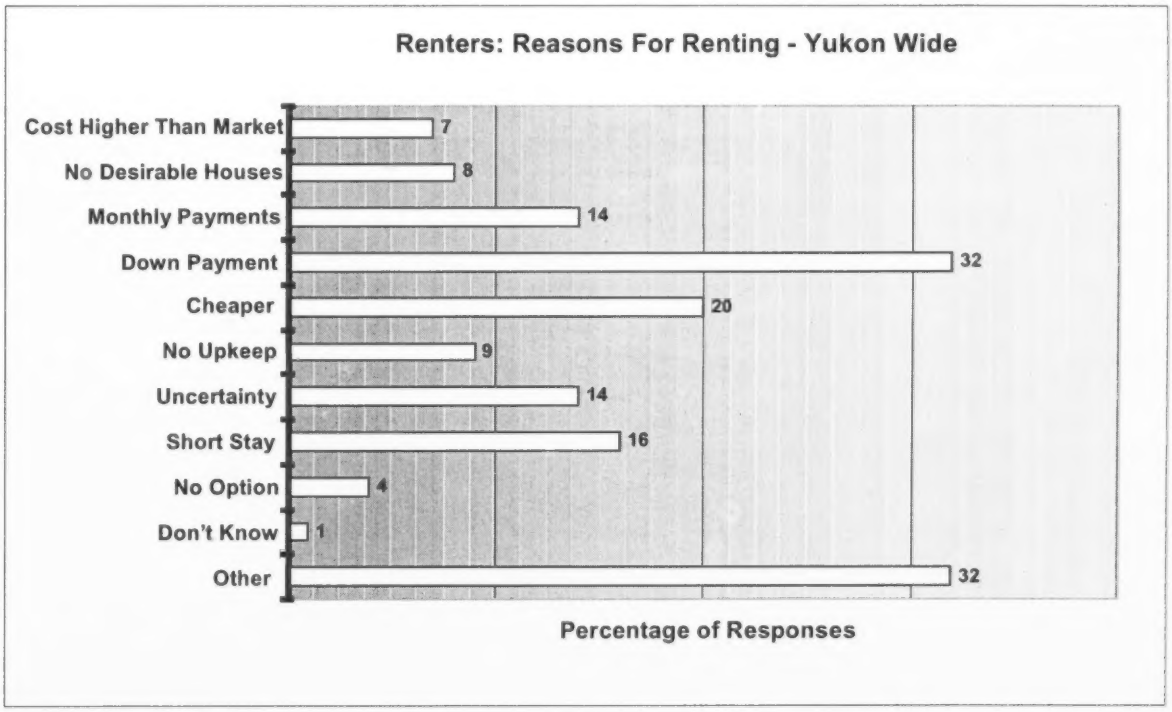
The next sub-theme shows the responses of renters when asked, "Why have you chosen to rent rather than purchase housing?"

⇒ **RENTERS REASONS FOR RENTING.**

4.1.1 RENTERS REASONS FOR RENTING

These bar charts show the responses of renters.





HIGHLIGHTS

- Aside from the unspecified "Other" answer, no desirable houses at 12 percent, down payment at 25 percent, and no option at 22 percent were the most common answers.
- "Other" includes reasons not captured in another category.

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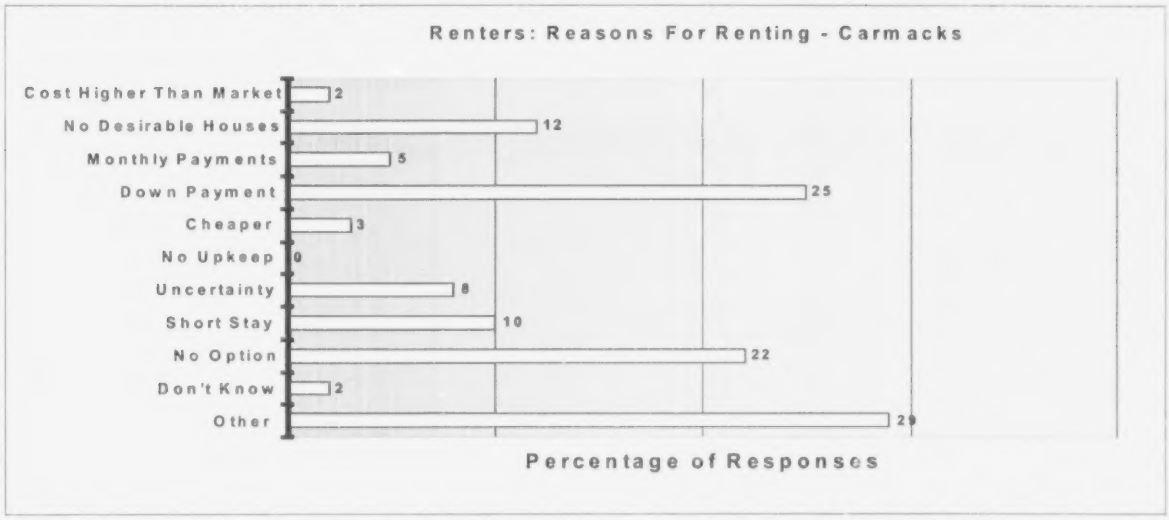

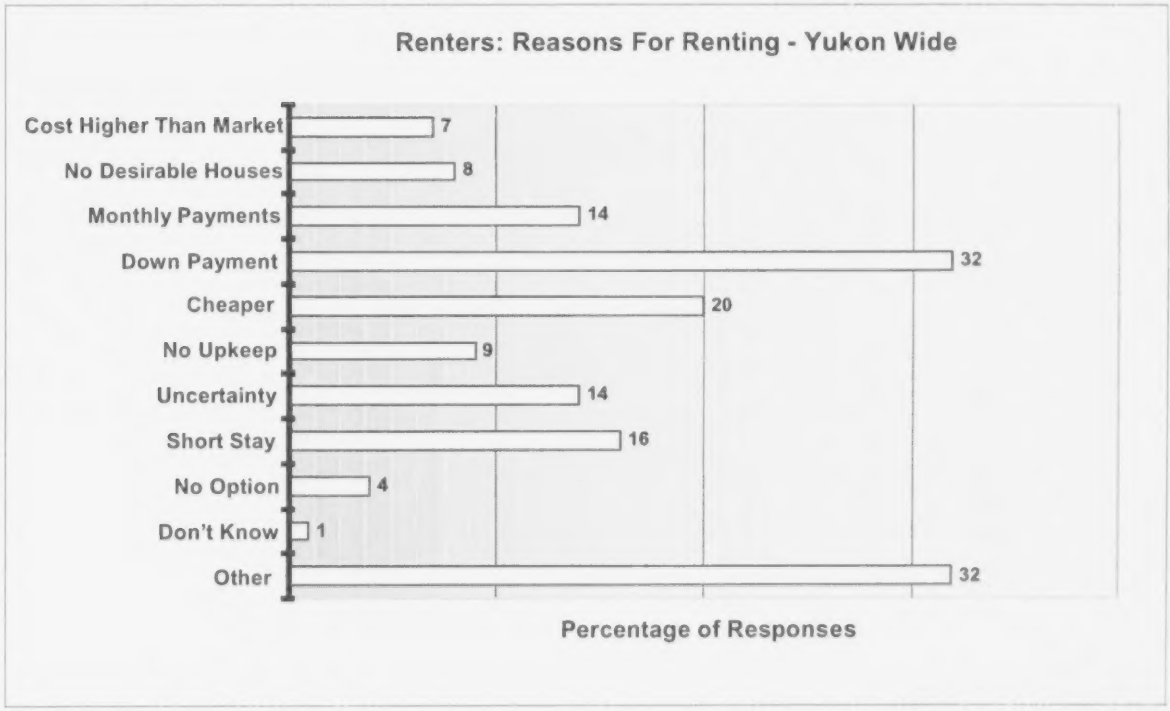

HIGHLIGHTS

- Aside from the unspecified "Other" answer, no desirable houses at 12 percent, down payment at 25 percent, and no option at 22 percent were the most common answers.
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5 SENIORS AND ELDERS NEEDS

The last set of housing quality indicators is the housing needs of seniors and elders[4]. The study of the appropriateness of, and the need for adaptations in seniors and elders housing is essentially a sub-study of "Dwelling Suitability". However, because of our aging population, it has become increasingly important to understand the housing needs of this sub-group of the population. It is important to understand current, and probable future needs of this group. Again, in order to understand the importance of this, the number of households must be determined.

5.1 HOUSEHOLD TYPE

The following shows the various types of households in the population. The three kinds of households are:

- *Senior Household:* refers to a household in which all members are 55 years of age and over.
- *Mixed Senior Household:* refers to a household in which there is at least one member 55 years of age and over, and at least one member less than 55 years.
- *Non-Senior Household:* refers to a household in which there are no members over the age of 55.

[4] 5 SENIORS AND ELDERS NEEDS: Seniors and Elders information was not included in the study when Carmacks was surveyed.